

40/15 Aspinall Street, Watson, ACT 2602

home by holly

## Unit For Rent

Tuesday, 12 March 2024

40/15 Aspinall Street, Watson, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Samantha Brown  
0484232999

**\$580 per week**

. please ensure you visit [www.homebyholly.com.au](http://www.homebyholly.com.au) to book in for any advertised inspections relating to this property. This is the best way to be kept informed about this property and any others that may be of interest to you on your hunt for a new rental home. if you do not register, we cannot notify you of any time changes, cancellations, or further inspection times

Set in the attractive sought after 'Verona' complex which is impeccably maintained and a real delight to live in, is this generous sized two-bedroom ensuite apartment positioned on the top floor. You will be instantly impressed upon entering with its abundance of natural light, presentation and open feel capturing you. The expansive open plan living and dining space combines beautifully with the modern kitchen, allowing you to interact with family and friends as you cook up a storm. This space flows directly out onto the tiled balcony where you can just sit back and relax with a glass of something you enjoy all whilst taking in the outlook on offer. Other excellent features include gas wall heating, built-in robes to both bedrooms, separate toilet and a single lock up garage with room for storage with the bonus of a second parking space directly in front of the garage. Walk to the fabulous walking and bike trails of Mount Majura nature reserve, the off-leash dog area, Majura Pond, the thriving local shopping centre, a great choice of schools, the Australian Catholic University, parklands, the farmer's markets, EPIC and public transport with the new light rail also within very close proximity. Come and be a part of this fabulous community, and enjoy being a local in this tightly held area.

features

- delightful two-bedroom ensuite apartment
- .located in the popular 'Verona' complex
- leafy surrounds
- immaculate presentation
- light filled with a lovely open feel
- expansive living and dining area
- tiled balcony
- quality kitchen with excellent appliances
- nice bathroom and ensuite
- generous sized bedrooms with built-in robes
- gas wall heating
- single lock-up garage plus a car space to the front of the garage
- visitor parking
- close to walking and bike trails, the Majura Pond and off-leash dog area
- just a short stroll from the farmer's markets at EPIC, the light rail and bus routes
- easy access to the CBD and the Dickson and Braddon precincts

EER: 4.0 available 1st april 2024 The property does not comply with the minimum ceiling insulation standard.. prospective tenants must obtain prior consent from the Owner of the property to keep pets on the premises.. this property is unfurnished. rent is paid calendar monthly on the first day of each month. bond = 4 weeks rent. applicants or a representative on their behalf must inspect the property.

disclaimerhbh collective take all due care in with the details provided regarding properties for rent, however we accept no responsibility for any inaccuracies herein. All prospective parties should trust their own research.