

**41/215 Aspinall Street, Watson, ACT 2602**

LUTON

**Sold Townhouse**

Friday, 11 August 2023

41/215 Aspinall Street, Watson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Aniko and Peter Carey  
0261763466

**\$845,000**

A tranquil location within an inviting complex, only steps to Mt. Majura nature trails, is the setting for this spacious, well presented townhouse, ready for living and entertaining. The favourable position on the southern edge of the group offers an open private outlook from living areas and bedrooms. A sunny front courtyard with a north-east aspect is the perfect place for a morning coffee year round and a welcoming introduction to the property. The generous formal lounge at the front of the home is full of light, with sunshine pouring in over the cooler months and a sliding door opens onto the courtyard. Attractive timber flooring extends from the lounge into the spacious casual living area. Showcasing an impressive area of stone benchtop with a breakfast bar and a Miele gas cooktop, oven and semi-integrated dishwasher, the kitchen overlooks the dining and family area to treetops. Ducted reverse cycle air conditioning ensures comfort. The family room flows seamlessly onto a generous paved entertaining area, enjoying a peaceful, private outlook, a wonderful place to enjoy the serenity of the location with family and friends. High ceilings enhance the light and airy feel of the upper level, furnished with wool carpet. The spacious, segregated master bedroom offers a walk-in robe and large ensuite with twin basins. Other bedrooms have built-in robes and an elevated outlook. The main bathroom and ensuite feature a quality finish with full tiling and stone vanity tops. On the ground level, access to the laundry which includes a w/c and a Fisher and Paykel dryer, also leads down to a large double garage, which offers loads of storage. Landscaped parks in the complex are a place to mingle and there is a strong sense of community, with gatherings held from time to time. Mt. Majura with its birdlife is on the doorstep, and the best of Inner North amenities are within easy reach. It is a short walk to the Farmers' markets, while Watson shops, Majura primary and a light rail stop are within walking distance, with a bus stop on the street, for a quick trip into Dickson or the City centre!

**Key Features-** Newly painted, three bedroom ensuite townhouse within the inviting Solstice complex- Peaceful location close to Mt. Majura and short distance to all Inner North amenities- Favourable position on southern edge of complex offers an open, private outlook- Spacious formal lounge is full of light, with sunshine pouring in over cooler months- Attractive timber flooring extends from lounge into spacious casual living area- Kitchen showcases large area of stone benchtop with breakfast bar, lots of storage with a pantry- Miele appliances include gas cooktop, oven and a semi-integrated dishwasher- Kitchen overlooks dining and family areas, which open onto expansive paved entertaining area- Entertaining area a peaceful outdoor living space with a private view to trees and nature strip- Light and airy upper level features high ceilings- Segregated, spacious master suite offers treetop outlook, a walk-in robe and large ensuite with dual basins in stone vanity top and full tiling- Second and third bedrooms feature built-in robes and elevated outlook- Main bathroom has identical quality finish to ensuite- Ducted reverse cycle air conditioning- Gas instantaneous hot water- NBN- Laundry on ground level has a w/c and a Fisher and Paykel dryer- Internal access to double garage fitted with auto door and loads of storage- Solstice complex has a strong sense of community with gatherings held now and again- Walking distance to Farmers' markets, Watson shops, Majura primary and light rail stop- Near Australian Catholic University and Majura primary- Bus stop close by

Rates \$453.86 per quarter (approx.) Strata \$1,457.46 per quarter (approx.)