

42/21 Aspinall Street, Watson, ACT 2602

STONE

Sold Apartment

Thursday, 10 August 2023

42/21 Aspinall Street, Watson, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Alex Ford

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\$515,000

This delightful two-bedroom unit with a perfect north-east aspect combines a tranquil atmosphere and beautiful outlook with all the convenience of its location in the heart of the established inner north suburb of Watson. This spacious, tranquil unit is located at the end of development, which gives it extra peace and privacy, with no other units looking in and no driveway adjoining. Sliding doors and windows on three sides of the apartment provide abundant natural light and excellent ventilation, and also make the most of the charming outlook over the mature trees and green space immediately outside.

Features Overview:- North-east facing- Single-level floorplan, ground floor- NBN connected with FTTP- Age: 23 years (built in 2000)- Units plan number: 1794- EER (Energy Efficiency Rating): 4 stars

Development Information:- Name of development: Karelia Park- Number of buildings in development: 69- Strata management: Bright & Duggan

Sizes (Approx.):- Internal Living: 77 sqm- Front balcony: 9 sqm- Back balcony: 12 sqm- Garage: 16 sqm- Total residence: 98 sqm

Prices:- Strata Levies: \$1,182.72 per quarter- Rates: \$392.75 per quarter- Land Tax (Investors only): \$502.75 per quarter- Conservative rental estimate (unfurnished): \$525 - \$545 per week

Inside:- Large open plan living/dining area opening directly onto generous balcony- Additional study or multi-purpose space to living area- Well appointed kitchen with updated appliances (electric pyrolytic oven & induction cooktop) and ample storage- Two large bedrooms, featuring built-in robes- Both bedrooms share access to a full-length balcony from sliding doors with CrimSafe screens- Fully equipped bathroom with European laundry- Leafy views from all aspects of the apartment- Crimsafe doors to both bedrooms and living room balconies

Outside:- Large front and rear balconies- Secure underground car space with storage cage- Tennis courts, BBQ facilities and swimming pool- Private and peaceful surroundings for all residents to enjoy- Ample onsite visitor parking, as well as on-street parking

The Karelia Park development is always a popular place to call home. It is located close to Watson shops (with SupaBarn and The Knox Café and bakery), Billabong Pond wetland, Mount Majura walking and cycling tracks and all the wonderful events hosted throughout the year at EPIC, including the Farmers' Market, Handmade markets, Lifeline Bookfair, National Folk Festival, National Wine Show, Canberra Show and many more.

Watson is an evolving, vibrant, inner north suburb with great community vibes, fabulous local shops, plenty of playgrounds and parks, and is surrounded by reserves. Enjoy the charm of village life, fantastic walking trails, and bike paths, while being conveniently and centrally positioned, close to the Farmers' Market, light rail, and a stone's throw from the Dickson Precinct, Braddon, and the CBD.

Inspections: We are very open to accommodating sensory friendly inspections and please contact me on 0477 775 773 to arrange this. We are opening the home most Saturdays with mid-week inspections. However, if you would like to arrange a viewing outside these times please email us at: jessdoolan@stonerealestate.com.au.