

**44/23 Aspinall Street, Watson, ACT 2602**



**Unit For Sale**

Wednesday, 8 May 2024

44/23 Aspinall Street, Watson, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 57 m2**

**Type: Unit**



Peta Barrett  
0499044028

**\$425,000**

Enjoy the resort style facilities and gorgeous gardens surrounding this lovely sunny top floor apartment. With a stunning northerly aspect, living spaces are light, bright and open plan and the apartment is well positioned within easy access to the light rail. Offering comfort all year around, the apartment is air conditioned and has a spacious design, with a lovely large sun drenched balcony ideal for relaxing at the end of the day. Additionally the bedroom is a great size with an ample built in wardrobe and also with a balcony, overlooking the central common area. The gardens in the common spaces are well established and there are recreation rooms and a swimming pool and tennis court available for residents as well. Near to the light rail and EPIC Farmers Markets, with great cafes nearby the location is ideal. Be quick to inspect!

Features:

- Light filled north facing living areas
- Spacious open design
- Great sized sunny balcony off the living area
- Reverse cycle air conditioning
- Ample kitchen with plenty of cupboard space
- Main bedroom with built in wardrobe
- Plus balcony overlooking the pool and gardens
- One secure car space underneath with storage cage
- Resort style facilities including tennis court, pool and recreation rooms
- Ideal position near to light rail, EPIC Markets and local shops and cafes

Quick Stats: Internal living size: 57sqm approx. Rates: \$1,891pa approx. Body Corp: \$1,187.35pq approx. Land tax (only if rented): \$2,344pa approx. Year built: 2001 EER: 6.0