

48/25 Aspinall Street, Watson, ACT 2602

home by holly

Townhouse For Sale

Friday, 1 March 2024

48/25 Aspinall Street, Watson, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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\$650,000

Family friendly complex with resort style facilities! There is a lovely sense of seclusion as the living flows to a deep veranda, sheltered by the green boughs of a claret ash. These lovely old growth deciduous trees loosen their leaves in winter, gifting a gorgeous autumnal dark red display, flooding the home with warming light during the colder months. From the circular driveway, the home is shielded by a deep garden frontage. The stairwell is hung with art, hinting at the artisanal vibe to come. Within, bamboo floating floors flow underfoot, as a bright pop of deep teal, imbues the living space with personality and creativity. This spacious three-bedroom ensuite apartment is distinguished by two separate social arenas that flow to balconies, with the rear end via the second and third bedrooms. This area of the home also captures leafy views and glimpses of Mount Majura. The front of the home opens to alfresco living with a private elevated aspect overlooking the beautifully landscaped common areas. Sliders can be flung open, welcoming cooling cross breezes and floating nature within. Here entertaining with family and friends is a real delight, as tree-top views frame stunning sunsets. The eastern side of the home has a serene, sequestered mood as the open kitchen flows directly the dining/family space. The kitchen has an understated soft elegance as banks of crisp white cabinetry meet creamy countertops. Brand new easy-care vinyl floors flow underfoot and there is ample storage everywhere, including a full-height pantry, large linen cupboard and utility closet. The dining space has been re-configured to be expansive in size, so there is plenty of space for a large table. One imagines joyful family gatherings, celebrations...the perfect open sociability with the kitchen and plenty of extra space to gather at the breakfast bar. A study nook takes care of working from home, with its clever built-in-desk and cabinetry, and peaceful outlook to reserve. The master bedroom is all soothing white on white, informed by nature, opening fully to the balcony and blue sky. There is a walk-thru-robe with plenty of custom joinery, flowing to an ensuite bathroom finished in warming neutrals, with sweet terracotta piped edging to match the ceramic floors. There is the feeling of leafy botanical immersion as both eastern bedrooms open to the balcony, welcoming birdsong and gorgeous morning light. Both spacious rooms have excellent built-in-storage so there is a place for everything. The adjacent family bathroom combined laundry is finished in the same fresh theme - all white with contrasting floor tiles and trim in earthy terracotta. There is a peaceful remove to Karelia Park that belies its locale within the vibrant inner north. The apartment is brilliantly positioned to take advantage of a plethora of boutiques, cafes and eateries and is within easy reach of Dickson, Braddon and the CBD. The open expanse of Mount Majura is at your doorstep and the central parkland within the complex, houses two tennis courts and a sparkling swimming pool. Watson is a vibrant, inner-north suburb with great community vibes, fabulous local shops, plenty of playgrounds and parks and is surrounded by natural reserves. Enjoy great coffee, fabulous pizza at The Knox, or dine out at the Filipino eatery, Lola and Lola. The home is a nice stroll to Exhibition Park, host to the famous Farmer's Market. A brand new, inclusive play space and recreational park is forthcoming, and the home is also convenient to a mix of private and public schools, close to transport, including the light rail, linking you to the metro city station and the whole of Canberra. features..beautiful three-bedroom apartment within the coveted Karelia Park.two social spaces, two bathrooms and office nook.spacious front living area flowing to the balcony and alfresco dining.spacious combined kitchen, dining/family area and excellent study nook .light and fresh feel .combo of bamboo and vinyl flooring.modern kitchen with banks of cabinetry, Westinghouse wall oven, Smeg induction cooktop, rangehood and dishwasher from Sôlt.private front master bedroom with sliders opening to the balcony, with a walk-thru-robe and ensuite.two additional bedrooms with built-in robes, sequestered to the rear and both opening to eastern balcony .family bathroom, combined laundry and separate toilet.carpet to all bedrooms .reverse cycle split AC in front living area.ceiling fans.sun blind to the front veranda.linen closet.utility cupboard.two secure undercover car parking spaces with remote control access.quiet complex with beautifully curated gardens and communal spaces.two tennis courts, swimming pool, BBQ and communal event space.easy stroll to the Watson shops.close to a great choice of schools.walk to the off leash dog area, Majura Pond, EPIC showgrounds and Mt Majura Reserve.short drive to the dynamic Dickson and Braddon precincts.close to transport including the light rail, whisking you straight to the CBDEER: 4.5Rates: \$1,800 p.aBody Corporate: \$5,236 approx. per annumLiving: 106m2 approx.