

**54 Aspinall Street, Watson, ACT, 2602**

**Sold House**

Friday, 12 May 2023



THE  
PROPERTY  
COLLECTIVE

54 Aspinall Street, Watson, ACT, 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Light-filled Separate Title Townhouse

Welcome to your new home in Watson! This stunning double storey, separate title townhouse is the perfect place for you to call your own. With 3 spacious bedrooms, 2.5 modern bathrooms, and a double garage, this property is sure to impress.

Located opposite a beautiful reserve, you'll wake up to the sounds of nature and stunning views every day. And with its close proximity to the city, you'll have everything you need right at your doorstep.

Step inside and you'll be greeted by an open plan living area that's perfect for entertaining guests or relaxing with family. The modern kitchen features stainless steel appliances, ample storage space, and a sleek design that's sure to impress.

Upstairs, you'll find the 3 spacious bedrooms, all with built-in wardrobes and plenty of natural light. The main bedroom also boasts an ensuite bathroom and a private balcony with views of the reserve.

Additional features of this property include reverse cycle air conditioning in master bedroom, individual heating units in other rooms, under floor heating in ground floor, a spacious laundry, oversize double garage with remote access and a low maintenance yard that's perfect for alfresco dining.

Don't miss out on the opportunity to own this stunning townhouse in one of Canberra's most sought-after locations.

### The Perks:

- 3 bed, 2.5 bath, 2 car design
- Separate title
- No body corporate
- Double storey townhouse
- North-easterly aspect, perfect for roof top solar installation
- Open plan living and dining area
- Alfresco area with views of the reserve
- Enclosed front and rear yard, perfect for pets
- 3 generously sized bedrooms, all with built-in wardrobes
- Segregated Master bedroom with breakfast balcony and ensuite
- Kitchen with gas cooktop, electric oven and dishwasher
- Separate large laundry
- Reverse cycle air conditioning system in master bedroom plus individual heating units in other rooms
- Underfloor heating in ground floor
- Close proximity to tram line, schools, public transport, Dickson shopping precinct and the Canberra CBD

### The Numbers:

- Living area: 147m<sup>2</sup>
- Garage: 42m<sup>2</sup>
- Block: 294m<sup>2</sup>
- Rates: \$2,985
- Land tax: \$4,675
- Build: 2007
- EER: 5 stars