

**61/215 Aspinall Street, Watson, ACT 2602**



**Townhouse For Sale**

Thursday, 25 January 2024

61/215 Aspinall Street, Watson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 147 m2**

**Type: Townhouse**



Leonie Taylor  
0401488561

## Auction 17/02/2024

Contemporary in design and beautifully maintained by the current live-in owner, this home has a floor plan that is sure to appeal to both families or those wishing to downsize in complete comfort and style without compromising on lifestyle! Upon entry, you are greeted by high ceilings throughout and a spacious formal living room that flows effortlessly to the large North Facing open plan family and meals area, ideal for casual entertaining. The generous family room opens seamlessly to your outdoor entertaining deck, which sits amongst established gardens overlooking rural reserve and parkland. The sleek and well-appointed kitchen is nestled off the open-plan living areas. Boasting expansive stone benchtops, gas cooking, stainless steel appliances, and an abundance of storage. Location perfect, this modern kitchen is designed for those who don't want to miss out on the action while preparing food for family and guests. The exceptionally private, large main bedroom is North Facing and located on the lower level to the rear of the home. Featuring a large bank of built-in robes, a very impressive ensuite with double sinks, and an extra-large shower, this bedroom boasts uninterrupted views of the rear gardens and reserve. A very private space that exudes a feeling of peace, and tranquility. The well-considered, lower-level, provides an accessible area for downsizing couples to enjoy, while the floorplan provides flexibility and the convenience of two segregated bedrooms and a stylish main bathroom on the upper level, ideal for children or guests. Outside, the rear backyard is fully enclosed and bordered with trees & shrubs for privacy. Featuring a large impressive entertaining deck, a fire pit, mature trees, and raised vegetable beds. Easy to maintain the rear yard features a side gate for access to the adjoining grassed community park, enabling you the flexibility of additional outdoor space when desired. With its incredible location just a short drive to shops, the ANU, and CBD. Enjoy a short walk to Majura Nature Reserve. Number 61 is conveniently located to transport, including the light rail, linking you to the metro city station and the whole of Canberra. It is fair to say the location of this property is a standout! Combined with its enviable and rare rural outlook, and flexible floorplan, this home provides an opportunity that promises a convenient, comfortable, and stylish lifestyle, without the need for any compromise. Features: • High ceilings, soft neutral tones, and quality inclusions throughout • Formal & North facing informal living areas • Large segregated main bedroom • Envidable location, with only 1 adjoining neighbour, windows on 3 sides • Siding reserve/farm and parkland • Ducted reverse-cycle heating & cooling • Alarm system • Oversized bedrooms all with large built-in robes • Double remote access garage with storage space to the rear • Private, fully enclosed rear yard with a large entertaining deck & rural views The Numbers • Size: 147 sqm • Body Corporate: \$1006.75 pq • Levy: \$461.20 pq • Rates: \$2028.00 pa Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.