

7/98 Aspinall Street, Watson, ACT 2602

home by holly

Sold Townhouse

Sunday, 10 March 2024

7/98 Aspinall Street, Watson, ACT 2602

Bedrooms: 3

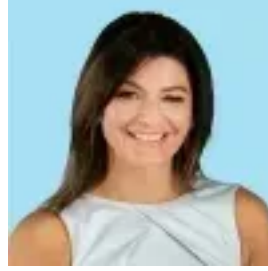
Bathrooms: 2

Parkings: 2

Type: Townhouse



Jenny McReynolds
0491850701



Cris O'Brien
0409308038

\$940,000

#soldbymcreynolds #soldbycris \$940,000 Single level easy care living at its best – hard to find! Cleverly arrayed with privacy and connection in mind, the home's depth of space belies its low slung, humble form. A central courtyard is a lovely light well, drawing warmth and blue skies deep into the home, creating a space for an impressive indoor garden. Neat rows of townhouses sit snugly across from the upcoming brand-new Watson playground, with outlook to a stand of towering gums. No.98 is nicely tucked around the corner and has a deep garden verge on two sides, dotted with mop-top robinia, liquid ambers and clipped photinia hedging. Tall garden walls privatise and enclose, making the sunken form of the home barely visible from the street. Decorative square moulded columns characterise the facade, adding depth and contrast to the white rendered form, with its interesting mix of roof levels and angles. A garden gate opens to a recessed courtyard that wraps around the home. Flowering jasmine crowds the high wall as pavers coalesce with river pebbles and mulched garden beds. A bountiful fig tree flourishes in the northern light, taking pride of place within the alfresco arena. Within easy-care ceramic floors flow underfoot as a light filled and private living space drifts to the open plan kitchen, dining and sitting room. A wall of glazing captures the magisterial form of Mount Majura as clerestory windows welcome northern light. Raked ceilings gift a celebratory sense of space and there are glimpses to the internal courtyard beyond. The kitchen is all white on white with floating island and stone worktops. There is ample storage and quality appliances from omega, with a brand-new dishwasher from Bosch. This stunning social arena can be privatised via internal sliding doors, sealing it from both the second living area and both bedroom wings, catering for the ever-changing moods and needs of the evolving modern family. The master suite is nicely sequestered to the south while still being informed by northern light via the adjacent courtyard which acts as both natural lungs and a lightwell. A large window within the bedroom welcomes softer morning light and there is the luxury of a walk-in-robe and large ensuite bathroom. The northern wing of the home houses two additional bedrooms that centre around a family bathroom, separate toilet with external basin. Both rooms have mirrored built-in-robos for seamless storage while both bathrooms are finished in floor-to-ceiling tiling in crisp white with ceramic floors in organic river stone. Notably there is a generous internal laundry, nicely tucked away off the internal courtyard and internal access from the double auto garage. The home sits across from the brand new, inclusive play space and recreational park that is imminently forthcoming and is also just a short stroll from Mt Majura reserve. The fab Watson shops are handy, with local highlights including, great coffee and fabulous pizza from The Knox and lovely cuisine from the Filipino eatery, Lola and Lola. It is an easy walk to Exhibition Park and host to the famous Farmer's Market and the home is just a short drive from the Dickson and Braddon precincts, ANU and the CBD. You are also convenient to a mix of popular and top ranking schools, including Lyneham high, Dickson college, Majura Primary and Rosary primary school, close to transport, including the light rail, linking you to the metro city station and the whole of Canberra. features.. lovely three-bedroom single level townhouse in coveted Watson. rare opportunity as very few single low maintenance single level homes available .two living areas and two bathrooms. across from the upcoming Watson Playground. corner unit with garden and street frontage on two sides. easy care, low maintenance, private & secure living. light filled and airy with raked ceilings, clerestory windows and central courtyard .north facing front living area. open kitchen, dining and sitting with eastern views to Mt Majura. master bedroom with mountain views, walk-in-robe and ensuite bathroom. adjacent internal courtyard with high walled privacy, open to sky and light. two additional bedrooms with built-in-robos. family bathroom with separate powder room and external basin .internal laundry. ceramic flooring .soft carpet to bedrooms. ducted reverse-cycle air conditioning & heating. NBN ready. video camera intercom .2000L water tank. northern alfresco courtyard with white roses, fig tree and Japanese maple. double garage with internal entry. designed to meet adaptable class C standards if required. walk to the off-leash dog area and Majura Pond. close to the much-loved Watson shops .easy stroll to the Farmers Markets .handy to a mix of schools & the Australian Catholic university. close to the light rail whisking you straight to the CBD
DEER: 5 Rates: \$2,624 pa (approx) Body Corporate: \$2,272 pa (approx) Internal living: 125.7m2 approx.