

29/21 Aspinall Street, Watson, ACT 2602



Unit For Sale

Sunday, 23 June 2024

29/21 Aspinall Street, Watson, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 80 m2

Type: Unit



Hannah Green
0422381055



Jeremy Julian
0423141529

Auction

Auction Location: In Room | LJ Hooker Canberra City Auction HQ Experience comfort and luxury in this top-floor unit located in the sought-after suburb of Watson. Perfect first home or an attractive investment opportunity. Nestled within a resort-style complex, this apartment offers modern conveniences and premium amenities. Featuring 2 bedrooms, 2 bathrooms, 2 balconies and 2 garage spaces, this unit is designed for modern living. The north-facing balcony, accessible from both the main bedroom and the living area, floods the space with natural light, creating a warm and inviting atmosphere. The main bedroom includes built-in wardrobes, with an ensuite including a spa bath. The second bedroom has a built-in robe and convenient access to the spacious central bathroom, which also features a combined laundry. The central kitchen, equipped with electric cooking, a range hood and dishwasher. Offers ample space and seamlessly integrates with the dining area, and second balcony, making it perfect for entertaining. Year-round comfort is ensured with reverse cycle air conditioning. The unit also includes hallway storage and underground car spaces with extra storage. Ample visitor parking is available for guests, and NBN connectivity ensures high-speed internet access. Currently tenanted month-to-month at \$520 per week by an absolutely wonderful, house-proud couple. This could also be a brilliant investment opportunity until you are ready to move in or simply land bank with some tenants who would love to stay on!

Features:- Top-floor unit- 2 bedrooms with built in wardrobe- Main bedroom with ensuite- Central Bathroom with combined laundry- Balcony at front & back- North-facing balcony accessible from the main bedroom and living area- Central kitchen with electric cooking, range hood, and dishwasher- Dining area and second balcony- Reverse cycle air conditioning - Hallway storage and underground car spaces with extra storage- Ample visitor parking available- NBN connectivity for high-speed internet access Residents of this complex enjoy two tennis courts and an outdoor pool, perfect for refreshing swims beneath the open sky. Don't miss out on this exceptional property. Contact us today to schedule a viewing!

Rates: \$506 p.q. approx. Land Tax: \$625 p.q. approx. Body Corp: \$1,182 p.a. approx. EER: 4.5 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.