

27/21 Aspinall Street, Watson

## Easy-Care Living with Space, Comfort & Resort Amenities

Nestled within the sought-after 'Karelia Park' a complex known for its resort-style living. This elevated first-floor two-bedroom ensuite apartment offers a lifestyle as appealing as its outlook, with tranquil views stretching over the pool, tennis courts and lush, immaculately maintained grounds.

Ideally located in the heart of Watson, this stylish residence offers a perfect blend of space, functionality, and relaxed indoor-outdoor living. Step inside to discover a generous open-plan living area, thoughtfully designed to maximise comfort and natural light. Flowing seamlessly from the living space, the well-appointed kitchen features ample storage and bench space, connecting effortlessly to the dedicated dining area ideal for both everyday living and entertaining.

Both bedrooms are well-sized and include built-in robes, with the main bedroom enjoying the added privacy of its own ensuite. A central bathroom with integrated laundry enhances practicality while maintaining a clean and functional layout.

A standout feature of the home is its dual balconies, providing a lovely cross flow ventilation, multiple outdoor zones to relax, entertain, or

2 2 2

**FOR SALE**  
\$560,000+

**VIEW**  
Sat 9th May @ 9:45AM - 10:15AM

**AGENTS**  
Andrew Grenfell  
0424 858 529  
andrew.grenfell@ljhcanberracity.com.au

**AGENCY**  
LJ Hooker Canberra City  
(02) 6249 7700

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

simply take in the leafy surrounds and elevated outlook.

Internal: 83m<sup>2</sup>  
Front Balcony: 12m<sup>2</sup>  
Rear Balcony: 14m<sup>2</sup>  
Rates: \$2,634 P.A (Approx)  
Body corporate: \$6,391 P.A (Approx)  
EER: 2.5 Stars

**Features:**

1st floor position with elevated views over the complex grounds  
Spacious open-plan living and dining area  
Well-appointed kitchen with ample storage  
Two generously sized bedrooms with built-in robes  
Ensuite to main bedroom  
Functional main bathroom with integrated laundry  
Two private balconies enhancing indoor-outdoor living

**Nearby:**

Watson Shops approx. 600m  
EPIC Farmers Markets approx. 1.5km  
Dickson Precinct approx. 3km  
Braddon approx. 5km  
Canberra CBD approx. 6km  
Mount Majura Nature Reserve approx. 1km  
Majura Pond approx. 1.2km  
Light rail stop approx. 1.5km  
Majura Primary School approx. 1.3km  
Australian Catholic University approx. 4km  
Australian National University approx. 6km

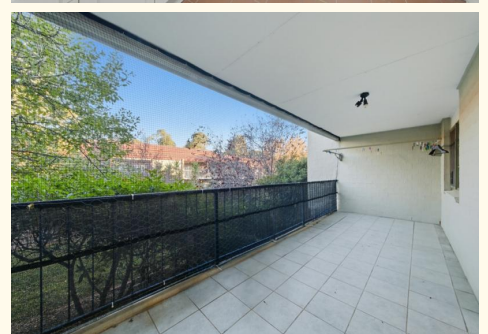
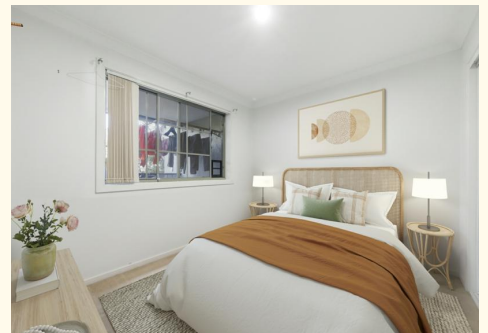
Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

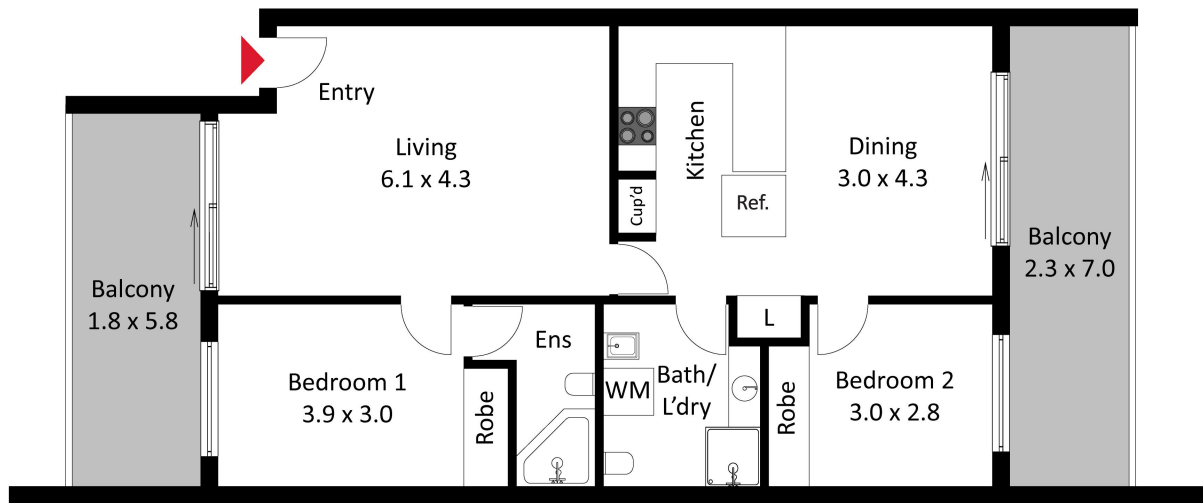
**MORE DETAILS**

Property ID	2FHPPHK
Property Type	Apartment
EER	2.5

**Andrew Grenfell 0424 858 529**  
Salesperson | [andrew.grenfell@ljhcanberracity.com.au](mailto:andrew.grenfell@ljhcanberracity.com.au)

**LJ Hooker Canberra City (02) 6249 7700**  
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [sales@ljhcanberracity.com.au](mailto:sales@ljhcanberracity.com.au)





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

27/21 Aspinall