



45/25 Aspinall Street, Watson

Large, Light-Filled Living with Resort Vibes at Karelia Park

This is a home with instant energy. Spacious, sun-drenched and effortlessly cool, this beautifully renovated three-bedroom apartment in the iconic Karelia Park complex offers a lifestyle that feels relaxed, modern and connected to nature.

The heart of the home is the fully renovated, open-plan kitchen. Renovated in 2025 it is designed to both impress and perform. Featuring sleek stainless-steel finishes, generous bench space, and abundant storage, it's complemented by a beautiful ceramic tile splashback that adds character and depth. The soft, organic colour palette flows seamlessly into the living and dining areas, creating a calm, cohesive aesthetic that simply feels good to be in.

Indoor living spills effortlessly outdoors to two spacious balconies, each offering its own unique atmosphere. The rear balcony is wonderfully quiet and private, overlooking lush gardens and regularly visited by native birdlife, a peaceful retreat that feels a world away. The front balcony captures stunning sunsets, bathing the apartment in warm evening light and providing the perfect spot to unwind at the end of the day. This design also provides a lovely cross ventilation, beathing life into each living area.

3  2  2 

FOR SALE
\$650,000+

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**

The main bedroom is generously proportioned, enjoying leafy green views across the central open space of the complex. It features a walk-through robe and private ensuite, creating a true retreat. Both bathrooms have been stylishly refreshed with updated taps and modern vanities, while the additional bedrooms are well-sized, light-filled and versatile.

The floor plan also includes a separate study nook that overlooks the rear gardens. a lovely space to work from home, study, or as an entertainment nook.

Beyond the apartment, Karelia Park is renowned for its resort-style lifestyle with lush, landscaped gardens, expansive green spaces, an outdoor swimming pool, and tennis courts woven throughout the complex. It's established, tranquil and uniquely special.

This is not just an apartment, it's a vibe. Renovated in 2025, full of light, surrounded by greenery and a great community, this is apartment living done right.

Internal: 108m²

Front Balcony: 11.3m²

Rear Balcony: 9.5m²

EER: 3.5 Stars

Rates: \$2,287 per annum approx

Bodycorporate: TBC

Features:

- Beautifully renovated in 2025, offering a move-in ready opportunity
- Spacious three-bedroom apartment with excellent natural light
- Set within the sought after Karelia Park resort-style complex
- Hybrid Blackbutt timber flooring throughout for warmth, durability and style
- LED lighting throughout enhancing brightness and energy efficiency
- Electronic front door lock
- New Reverse-cycle air-conditioning for year-round comfort
- " Electric hot water system
- " Generous open-plan living and dining area with seamless indoor—outdoor flow
- kitchen renovation featuring stainless steel appliances, Expansive bench space and excellent - storage, Ceramic tile splashback and contemporary organic colour palette.
- Two oversized balconies offering dual aspects rear balcony is quiet, private and overlooks lush gardens with regular native birdlife, and the front balcony captures beautiful sunset views
- Large master bedroom with peaceful green outlook, walk-through robe, stylish ensuite
- Bathrooms refreshed with updated taps and modern vanities
- Two additional well-proportioned bedrooms, ideal for family, guests, or home office
- Renowned resort-style amenities, including established landscaped gardens and expansive green spaces, outdoor swimming pool, tennis court
- Tranquil, community-oriented complex with a strong lifestyle focus

What's nearby:

- " Rosary Primary School (Watson) —approx. 0.6 km
- " Watson Preschool —approx. 0.5 km
- " Majura Primary School —approx. 1.2 km
- " Lyneham High School —approx. 2.5 km
- " Dickson College —approx. 3.5 km
- " Watson Local Shops & Café Precinct —approx. 0.7 km
- " Dickson Town Centre (restaurants, supermarkets, light rail) —

- approx. 3.0 km
- " Majura Park Shopping Centre —approx. 6.0 km
- " Canberra City Centre —approx. 5.0 km
- Easy access to public transport routes servicing the Inner North
- Quick connection to major arterial roads linking to the city and airport

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

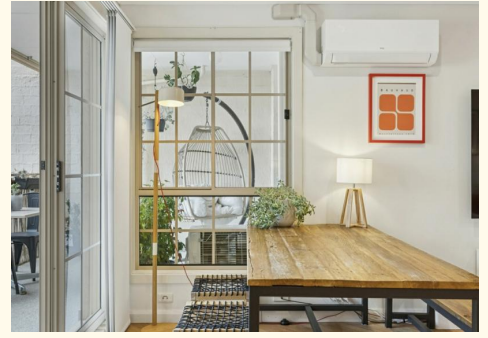
Property ID	2EUQFHK
Property Type	Apartment
House Size	108 m2
EER	3.5

Andrew Grenfell 0424 858 529

Salesperson | 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 | 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.

45/25 Aspinall Street, Watson