



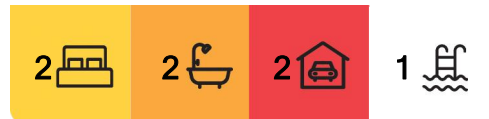
Watson, 51/23 Aspinall Street

Welcoming you to Watson!

Currently tenanted on a month-to-month agreement. To arrange an inspection time, please contact Carly and Steph.

Experience the perfect combination of space, light and comfort in this oversized 2 bedroom, 2 bathroom apartment situated on the top floor in one of Watson's sought after complexes. Perfect for down sizers, first home buyers or an attractive investment opportunity, this apartment offers the benefits of the inner north lifestyle with premium amenities.

As you step inside you are welcomed with a well-designed and thoughtful floorplan, complete with segregation between the bedrooms and natural light from balconies at both ends. With the choice of two balconies to enjoy both the morning and afternoon sun, the apartment boasts an inviting atmosphere that will suit a range of buyers.



For Sale
\$540,000+

View
ljhooker.com.au/34EDGCV

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EER ★★★★★

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Disclaimer: 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.

The main bedroom features a walk-in wardrobe with an ensuite that includes a spa bath! The second bedroom has a built-in robe and convenient access to the spacious central bathroom, which also features a functional and combined laundry. The central kitchen is equipped with electric cooking, a range hood, dishwasher and ample amount of space. Comfort is guaranteed all year round with two air conditioning and heating split systems, as well as ceiling fans in the bedrooms.

Currently tenanted with a reliable couple on a month-to-month basis, this could be a wonderful investment opportunity until you are ready to move in or simply land bank with some tenants who would love to stay on!

Features overview:

- Situated within 'Karelia Park'
- 2 bedrooms, 2 bathrooms, 2 car spaces
- Both bedrooms with ample amounts of storage
- Main bedroom with ensuite and spa bath
- Two sun drenched balconies, one with an external privacy screen
- Great sized bedrooms with ceiling fans
- Modern and functional kitchen with electric cook top and oven
- Separate living and dining spaces
- Two air conditioning/heating split systems
- Complex with two tennis courts, pool and ample amount of visitor parking
- Seamless access to Canberra's attractions
- NBN connectivity ensuring high-speed internet access
- Storage cage located within the basement

Apartment 51 Karelia Park:

- Year built: 1999
- EER: 4.5
- Level 2
- 96m² living and 36m² balcony, total area 132m² approx.
- Body Corporate Management: Bright and Duggan
- Body corporate levies: \$1,065.00 per quarter approx.
- Rates: \$505.00 per quarter approx.
- Rental potential: \$520 to \$550 per week

More About this Property

Property ID	34EDGCMY
Property Type	Apartment
House Size	96 m ²
Land Area	1.18 hectare
EER	4.5
Including	Pool Tennis Court Balcony

Carly Clough 0419 296 458

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

51/23 Aspinall Street, Watson

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