




36 Aspinall Street, Watson

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## Stylish North-Facing Home with Exceptional Indoor-Outdoor Living

### AUCTION

Sat 23rd May @ 10:30AM

### VIEW

Sat 23rd May @ 10:00AM - 10:30AM

### AGENTS

Andrew Grenfell

0424 858 529

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### AGENCY

LJ Hooker Canberra City

(02) 6249 7700

Auction Location: Onsite - 36 Aspinall Street, Watson

Perfectly positioned in a tightly held Inner North enclave, 36 Aspinall Street, Watson presents a beautifully designed separately-title townhouse offering approximately 143m<sup>2</sup> of thoughtfully planned living. The seamless blending of space, privacy, and effortless indoor-outdoor flow are all enhanced by a desirable north-facing orientation.

Set behind a welcoming fae, the home opens to a striking entrance foyer with an impressive 5-metre-high ceiling, creating an immediate sense of scale and light. The ground floor is dedicated to open plan living, where a generous lounge, dining, and living zone flows seamlessly together. High ceilings and custom sheer curtains allow natural light to pour in, while bespoke joinery adds both elegance and practicality.

The thoughtfully designed kitchen sits at the heart of the home, complete with quality Smeg appliances, including a gas cooktop and oven. The clean, modern finishes make a perfect stage for both

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 **LJ Hooker**

everyday living and entertaining.

Upstairs, accommodation is well-zoned and private, comprising three spacious bedrooms all with built-in robes and plantation shutters. The master suite is a true retreat, featuring its own ensuite and a private north-facing balcony capturing beautiful sunset views. A large central bathroom services the additional bedrooms, with separate linen storage for added convenience.

Outdoors is where the home truly shines. The open plan living area extends to a generous merbau deck with covered pergola, creating a seamless transition to the landscaped backyard. Designed for families and entertainers alike, the grassed backyard features a cosy fire pit area, perfect for gathering around on cool evenings or relaxing in the sun's golden hues. For the culinary gardener, the home features established fruit trees including peach, lemon, lime, and orange, alongside a bespoke hardwood raised garden bed for growing vegetables and herbs. A separate north-facing courtyard offers a paved alfresco space bathed in dappled light from mature trees, providing multiple areas to relax and unwind.

A standout feature is the large, detached double garage accessed via a secluded rear lane, enhancing both privacy and practicality.

Comfort is assured year-round with evaporative cooling upstairs, reverse cycle air conditioning in the main living area, underfloor heating across the ground floor living spaces, and wall heaters in all bedrooms. A recently installed Colourbond facade and fencing complete the home's polished presentation.

Located moments from local shops, schools, and the light rail, and set within a welcoming community known for its annual street gatherings, this is an exceptional opportunity to secure a spacious and stylish home in one of Watson's most desirable pockets.

Internal: 143m<sup>2</sup>

Garage: 37m<sup>2</sup>

Block: 252m<sup>2</sup>

EER: 4.5

Rates: \$2,986 P.A ( approx )

Land tax: \$5,167 P.A ( Approx )

Features:

- Separate-title townhouse ( No body corporate fees )
- North-facing
- Lofty entrance foyer with 5m high ceiling
- Spacious open plan lounge, dining, and living area
- High ceilings throughout living spaces
- Three bedrooms, all with built-in open robes
- Master bedroom with ensuite and private north-facing balcony
- Plantation shutters to all bedrooms
- Custom sheer curtains in living and dining areas
- Bespoke built-in joinery to living and kitchen
- Kitchen with gas cooktop and oven
- Separate powder room on ground floor
- Underfloor heating to open plan living, dining, and kitchen
- Reverse cycle air conditioning to living area
- Evaporative cooling to upper level
- Large double garage with rear lane access
- Merbau deck with covered pergola
- Raised vegetable and herb garden beds
- North-facing courtyard with paved alfresco area
- Colorbond facade and fencing recently installed
- Excellent access to public transport (light rail & buses)

What's Nearby:

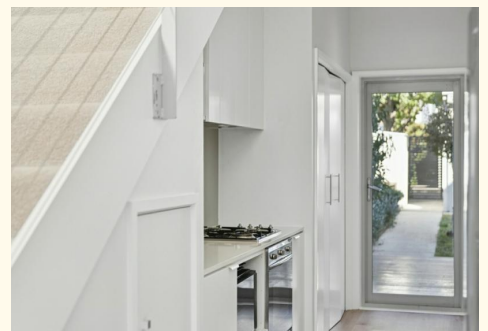
- " Watson Shops —500 m
- " Mount Majura Nature Reserve —1.2 km
- " EPIC (Exhibition Park in Canberra) —1.5 km
- " Dickson Town Centre —2.5 km
- " Majura Primary School —1.0 km
- " Rosary Primary School —2.3 km
- " Dickson College —2.7 km
- " Australian Catholic University (Watson campus) —1.8 km
- " Light Rail Stop (Phillip Ave, Watson) —1.0 km
- " Canberra CBD —5.5 km
- " Canberra Airport —9.0 km

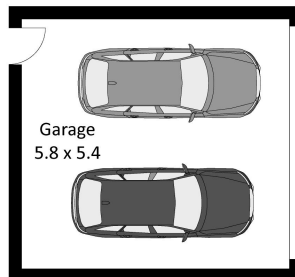
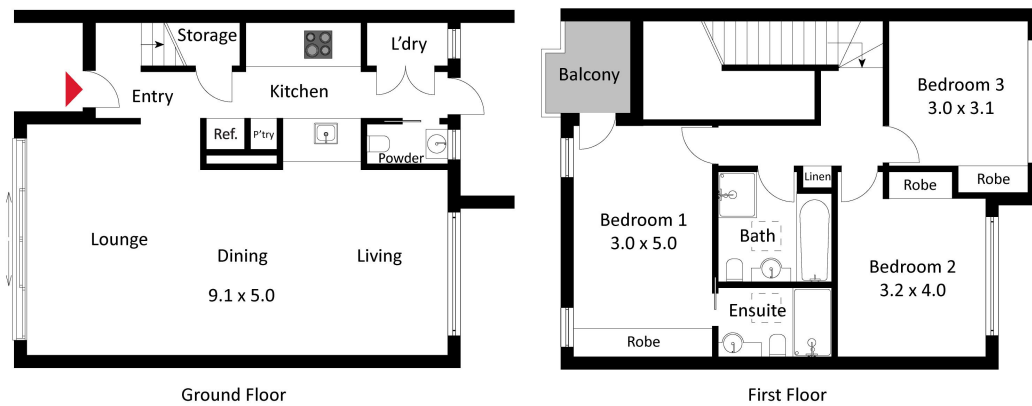
**MORE DETAILS**

Property ID                    2FHMFHK  
Property Type                House  
EER                                4.5

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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.

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