



Watson, 21/19 Aspinall Street

Tranquility and City Proximity Combined!

Discover a home where space and comfort effortlessly converge. Perfect for first-time buyers, downsizers, or investors, this well-presented residence offers a versatile living experience, providing a peaceful oasis just moments from the city.

As you enter, you're greeted by a spacious living area that sets the tone for relaxed family living. The adjacent dining area flows seamlessly into a well-appointed kitchen, complete with ample storage and functionality. Whether it's a quiet weeknight dinner or a lively weekend gathering, this space is designed for connection and creativity.

Upstairs, three generous bedrooms await, each featuring built-in robes for added convenience. The main suite is a serene retreat, boasting a leafy outlook and a private ensuite, perfect for unwinding after a long day.

The rear courtyard is a true highlight of this home. North-facing and bathed in natural light,



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SOLD

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For Sale
\$700,000+

View
ljhooker.com.au/1HKKZGF92

Contact
Goran Stefanoski
0447 032 017
goran.stefanoski@ljhdickson.com.au
Stephen Bunday
0416 014 431
stephen.bunday@ljhdickson.com.au

EER ★★★★★

LJ Hooker Dickson
(02) 6257 2111

this outdoor space backs onto lush greenspace, offering both privacy and tranquility. It's low maintenance yet inviting, ideal for enjoying your morning coffee, unwinding in the afternoon, or entertaining guests with ease. A garden shed adds practicality to this idyllic setting.

Additional features include a single lock-up garage with an automatic door and internal access, as well as a separate toilet downstairs and separate laundry. Comfort is ensured year-round with a gas wall furnace heater and evaporative cooling, keeping you cozy in every season.

Situated in the highly sought-after suburb of Watson, this home places you close to a vibrant community of parks, schools, and the renowned Watson shops. With the city center just moments away, you'll enjoy the perfect blend of suburban charm and urban convenience.

Seize the opportunity to make this harmonious blend of tranquility and city proximity your new home.

At a glance:

- Spacious living area at the front of the home
- Separate dining and well-appointed kitchen
- Three bedrooms upstairs, all with built-in robes
- Immaculately presented throughout
- Spacious north-facing rear courtyard, low maintenance, and backing onto greenspace
- Single lock-up garage with automatic door and internal access
- Separate toilet downstairs
- Separate laundry
- Gas wall furnace heating
- Evaporative cooling
- Storage under stairs
- Within a 2-minute drive to Watson Shops
- Within a 2-minute drive to Majura primary school
- Within a 6-minute drive to Dickson Shopping Centre
- Within a 14-minute walk to Mount Majura walking trails
- Within a 15-minute walk to EPIC Farmers market
- Within a 15-minute drive to CBD

Total house size: 140m²

Living: 120m²

Garage: 20m²

Courtyard: 61m² approx.

Built: 1998

EER: 6.0

Body corporate: \$847.79 p.q



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More About this Property

Property ID	1HKKZGF92
Property Type	House
House Size	120 m ²
EER	6

Goran Stefanoski 0447 032 017

Registered Agent ACT & NSW | goran.stefanoski@ljhdickson.com.au

Stephen Bunday 0416 014 431

Franchise Owner, Licensed Agent & Auctioneer ACT/NSW | stephen.bunday@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.com.au



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Ground Floor



First Floor

21/19 Aspinall Street, Watson

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.

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