






4/25 Aspinall Street, Watson

Resort-Style Living at the Foothills of Mount Majura

Positioned within the highly sought-after Karelia Park complex, this beautifully presented three-bedroom townhouse offers the perfect balance of lifestyle, comfort and connection to nature. Surrounded by established gardens and resort-style amenities, the home delivers a relaxed and private living experience in the heart of Watson.

Freshly updated and move-in ready, the home has been painted throughout and fitted with new carpets upstairs, creating a warm, welcoming feel. Downstairs, the open-plan living and dining area forms the heart of the home, complemented by warm bamboo flooring and natural light flowing in from the courtyard. The well-equipped kitchen features a gas cooktop, brand new Bosch dishwasher, new Westinghouse rangehood and generous bench space, making it ideal for both everyday living and entertaining. The home is also NBN (fibre to the premises) connected for fast and reliable internet, while a ground floor bathroom adds extra convenience for guests and daily living.

Sliding doors open to the large north-facing courtyard, a peaceful and private outdoor space surrounded by greenery. Designed to be low maintenance, it offers the perfect place to relax or entertain. The

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FOR SALE
\$750,000+

AGENTS

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 **LJ Hooker**

courtyard also provides direct access to the complex's established gardens, giving you even more outdoor space to enjoy.

Upstairs, the accommodation includes three well-proportioned bedrooms. The main bedroom features its own ensuite and robe, while the remaining bedrooms are serviced by a central bathroom. Ceiling fans in two bedrooms and skylights in both bathrooms enhance comfort and natural light, while ducted air-conditioning and gas heating ensure year-round climate control. A standout feature of the home is the exceptionally large double garage (approx. 5.9m x 6.1m) with internal access. In addition to parking two vehicles, the generous size provides excellent space for storage, bikes, tools or even a small workshop, offering practicality rarely found in townhouse living.

Residents of Karelia Park enjoy access to beautifully maintained gardens, a swimming pool and tennis court, creating a true resort-style environment. Located at the foothills of Mount Majura, the home is surrounded by scenic walking and cycling trails while still being close to everyday amenities. You are only a short drive/walk down to the local Watson shopping centre. Majura Primary School, the Australian Catholic University campus, and the vibrant Dickson shopping and dining precinct are all just a short drive away.

Property Features:

- Three-bedroom townhouse in the sought-after Karelia Park complex
- Freshly painted with new carpets upstairs
- Bosch dishwasher and new Westinghouse rangehood
- Open-plan living and dining area with timber floors downstairs
- Gas cooktop, gas heating and evaporative cooling.
- NBN connected - Fibre to the premises.
- Ceiling fans in two bedrooms
- Skylights in both bathrooms
- North-facing private courtyard surrounded by greenery
- Direct access to the complex's established gardens
- Low-maintenance garden ideal for relaxing or entertaining
- Large double garage (approx. 5.9m x 6.1m) with internal access
- Resort-style complex with swimming pool and tennis court and established gardens

What's Nearby:

Watson Shops —1.0 km
Majura Primary School —1.2 km
Mount Majura Nature Reserve —1.2 km
EPIC (Exhibition Park in Canberra) —2.0 km
Australian Catholic University (ACU) —2.5 km
Dickson Shopping & Dining Precinct —3.5 km
Australian National University —6.5 km
Canberra CBD —7.0 km
Canberra Airport —8.5 km

Rates: \$1,912 p.a (approx)
Land Tax: \$2,492 p.a (approx)

Disclaimer:

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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	2F8WFHK
Property Type	Townhouse
House Size	137 m2
Land Area	332 m2
EER	5

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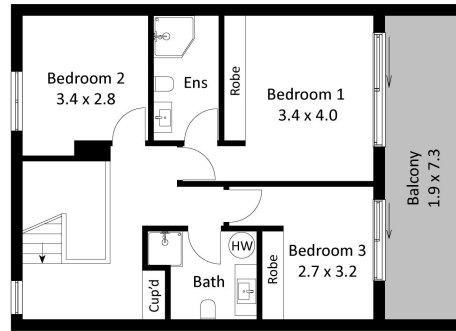
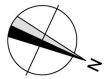
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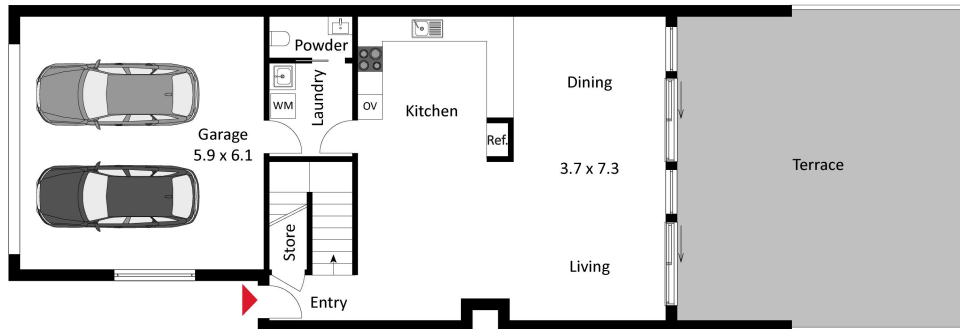
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First Floor



Ground Floor

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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