



8/25 Aspinall Street, Watson




Where Modern Comfort Meets Resort-Style Living

Designed for both lifestyle and liveability, this townhouse combines generous proportions with resort-style amenities in one of Watson's most convenient positions.

The ground level creates a natural hub of the home, with an open living space that connects to a private courtyard framed by low-maintenance gardens - an ideal retreat for entertaining or unwinding. A well-appointed kitchen anchors the space, offering quality finishes, ample storage, and a layout that enhances both daily routines and social gatherings.

The upper level is dedicated to rest and retreat, with the main bedroom featuring a private ensuite and wardrobe, while additional rooms offer flexibility for family, guests, or a home office. Comfort is assured in every season with ducted heating, evaporative cooling, and a split system.

Secure internal access parking adds ease, while residents benefit from exclusive use of landscaped grounds, a swimming pool, tennis courts, and BBQ facilities - creating a community atmosphere rarely found so close to the city.

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FOR SALE
\$780,000+

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

From here, weekends are simple: walk to the EPIC Farmers Market, explore Mount Majura's trails, or enjoy nearby cafés, schools, and public transport. Dickson and Civic are just minutes away, adding to the appeal.

Features:

- Main bedroom with private ensuite and built-in wardrobe
- Flexible additional rooms suitable for family, guests, or home office
- Open-plan living and dining area with natural light and seamless flow to courtyard
- Private courtyard framed by low-maintenance gardens, ideal for entertaining or relaxing
- Modern kitchen with quality finishes, ample storage, and gas cooktop
- Ducted heating, evaporative cooling, and split-system air conditioning for year-round comfort
- Secure internal access parking
- Access to complex facilities including swimming pool, tennis courts, BBQ areas, and landscaped gardens
- NBN connected
- Well-positioned within walking distance to EPIC Farmers Market, Mount Majura trails, cafés, schools, and public transport
- Minutes to Dickson, Civic, and Gungahlin, combining convenience with lifestyle

Proximity to Amenities:

- Within 5 minutes' walk to EPIC Farmers Market and Mount Majura nature trails
- Within 5 minutes' drive to local cafés, shops, and Watson and Dickson precincts
- Within 10 minutes' drive to Gungahlin Marketplace for supermarkets and retail
- Within 10 minutes' drive to Lyneham High School and Campbell High School
- Within 10 minutes' drive to Lyneham Primary School and Watson Primary School
- Within 15 minutes' drive to Canberra College
- Within 15 minutes' drive to Canberra City Centre (CBD)
- Within 15 minutes' drive to Gungahlin, providing easy access to transport links and services

MORE DETAILS

| | |
|---------------|---------------------------------------|
| Property ID | 35W9GCV |
| Property Type | Townhouse |
| EER | 5 |
| Including | Ducted Heating Evaporative Cooling |

Troy Thompson 0408 694 917

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