



37/21 Aspinall Street, Watson

Space, Sunlight and Resort-Style Living

Positioned at the quieter end of the popular Karelia Park complex, this spacious two-bedroom apartment delivers an appealing combination of privacy, natural light and everyday convenience.

The generous open-plan living and dining area feels immediately welcoming, with its northerly aspect capturing beautiful sunlight throughout the day. The living space opens onto a full-length balcony with a pleasant outlook across the established complex—an inviting place to enjoy a morning coffee, unwind at the end of the day or entertain friends.

A well-appointed kitchen connects easily with the living and dining areas, while both generously proportioned bedrooms include built-in wardrobes and direct access to a second full-length balcony. This thoughtful dual-balcony design brings additional light, airflow and outdoor space to both sides of the apartment.

The bathroom incorporates an internal laundry and spa bath, while reverse-cycle heating and cooling provides year-round comfort. Secure basement parking and a lockable storage area add further practicality.

2 1 1

FOR SALE

Please Call

AGENTS

Alan Tongue

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AGENCY

LJ Hooker Gungahlin

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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.



Karelia Park is well known for its established grounds and resort-style facilities, including an in-ground swimming pool, two tennis courts and communal barbecue areas. From this peaceful setting, residents remain conveniently connected to Watson shops, local schools, public transport, light rail, EPIC and the Capital Region Farmers Market, with Dickson, Braddon and Canberra's CBD all within easy reach.

Whether you are searching for your first home, an Inner North base or a well-positioned investment, this is an apartment that offers much more than its address alone.

Features:

Spacious two-bedroom apartment in the established Karelia Park complex
Quieter position with a pleasant outlook
Northerly aspect and excellent natural light
Open-plan living and dining area
Full-length front and rear balconies
Both bedrooms include built-in wardrobes and balcony access
Well-appointed kitchen with dishwasher
Bathroom with spa bath and integrated laundry
Reverse-cycle heating and cooling
Secure basement car space
Lockable storage area
Complex swimming pool
Two tennis courts and communal barbecue facilities
Convenient access to Watson shops, light rail and bus services
Close to EPIC and the Capital Region Farmers Market
Easy connection to Dickson, Braddon and Canberra's CBD
EER: 6.0

Investment information:

Current rental assessment: \$550-600 per week

Body corporate \$ 2,264.26 per quarter (Inc admin and sinking fund),

General rates: \$607.83 per quarter

Land tax, if rented: \$689 per quarter (approx)

MORE DETAILS

Property ID	3779GCRY
Property Type	Unit
House Size	77 m2
Land Area	17228 m2
EER	6
Including	Air Conditioning Toilets (1)

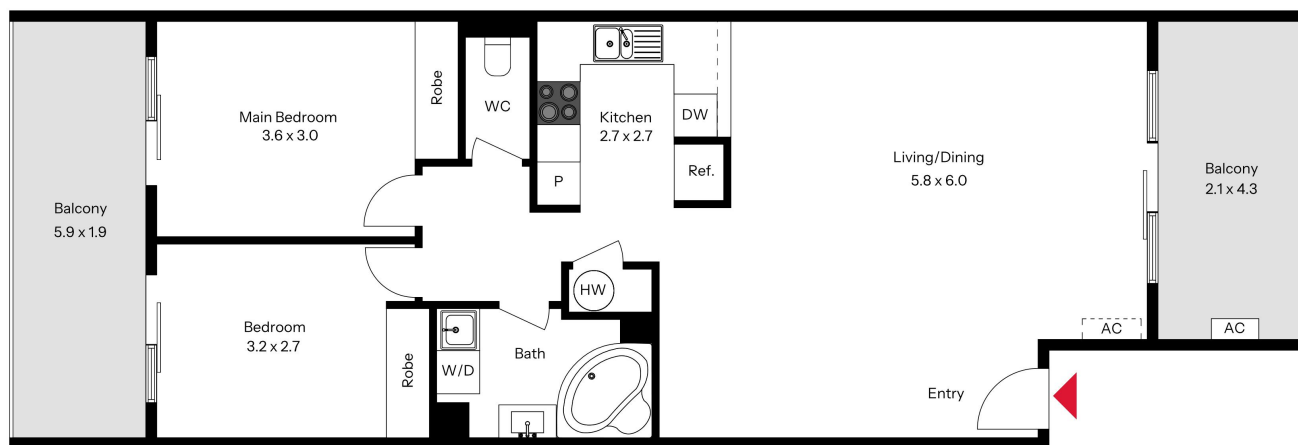
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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