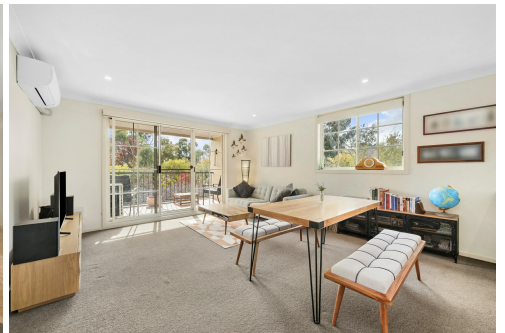




Watson, 44/23 Aspinall Street

Resort Style Living in Popular Karelia Park

Enjoy the resort style facilities and gorgeous gardens surrounding this lovely sunny top floor apartment. With a stunning northerly aspect, living spaces are light, bright and open plan and the apartment is well positioned within easy access to the light rail.

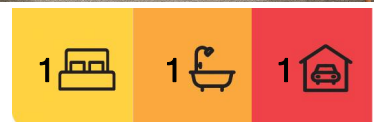
Offering comfort all year around, the apartment is air conditioned and has a spacious design, with a lovely large sun drenched balcony ideal for relaxing at the end of the day. Additionally the bedroom is a great size with an ample built in wardrobe and also with a balcony, overlooking the central common area.

The gardens in the common spaces are well established and there are recreation rooms and a swimming pool and tennis court available for residents as well.

Near to the light rail and EPIC Farmers Markets, with great cafes nearby the location is ideal. Be quick to inspect!



Disclaimer: 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.



For Sale
\$399,000+

View
ljhooker.com.au/33PXGKY

Contact
Peta Barrett
0499 044 028
peta.barrett@ljhooker.com.au

EER ★★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

Features:

- *Light filled north facing living areas
- *Spacious open design
- *Great sized sunny balcony off the living area
- *Reverse cycle air conditioning
- *Ample kitchen with plenty of cupboard space
- *Main bedroom with built in wardrobe
- *Plus balcony overlooking the pool and gardens
- *One secure car space underneath with storage cage
- *Resort style facilities including tennis court, pool and recreation rooms
- *Ideal position near to light rail, EPIC Markets and local shops and cafes

Quick Stats:

Internal living size: 57sqm approx.

Rates: \$1,891pa approx.

Body Corp: \$1,187.35pq approx.

Land tax (only if rented): \$2,344pa approx.

Year built: 2001

EER: 6.0

More About this Property

Property ID	33PXGCV
Property Type	Unit
House Size	57 m ²
EER	6
Including	Air Conditioning

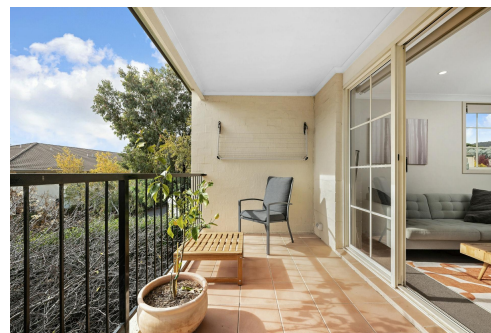
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

44/23 Aspinall Street, Watson

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