

**10/11-13 Majura Avenue, Dickson, ACT 2602**

LUTON

**Sold Apartment**

Friday, 11 August 2023

10/11-13 Majura Avenue, Dickson, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$437,000**

Situated on the top floor of the 'Bass' complex, this one-bedroom, one-bathroom apartment with generous northerly facing balcony is the perfect entry into the market! The practical and well thought out layout provide a great living experience and the private, quiet ambience is a haven from the City hustle and bustle. The open-plan living area is light and bright and seamlessly flows to the generous northerly facing balcony. The kitchen is modern with stone bench tops and electrical appliances, and has an extra window to allow light to flood in. Both the bedroom and living room have direct access to the balcony. The bedroom also features a walk-through wardrobe, and the bathroom is two-way, making it perfect for guests to use without having to traverse through the bedroom! It also houses the European style laundry. In the basement you'll find a single car space and storage cage, plus visitor parking. Close to amenities including the Light Rail network, Dickson Shopping Centre, City Centre, Ainslie football club, public transport, local private and public schools, local sports facilities and the Australian National University, this is a great investment opportunity or first home purchase.

Features:

- Spacious and private one-bedroom, one-bathroom, one car space, top-floor apartment in central Inner-North area
- Direct entry into north-facing open-plan living area with wall mounted reverse-cycle air-conditioner, sliding glass and screen door to generous balcony
- Kitchen has stone bench tops, electric oven, cooktop and rangehood, extra window for light, ample storage with extra cupboard at back of kitchen bench, dishwasher, double sink and pantry
- Master bedroom has sliding glass and screen door to balcony, walk-through wardrobe and access to two-way bathroom
- Two-way bathroom has shower, toilet, vanity with storage and ceiling fan/heater plus European style laundry with wall mounted dryer and wash tub
- Single car space and storage cage in basement car park

Other features:

- Currently rented until July 2023 for \$445 per week
- Apartment size: 44m<sup>2</sup> (Internal) Balcony: 20m<sup>2</sup>
- Complex built in: 2011
- Rates: \$551 p.q. (approx.)
- Strata fees: \$807 p.q. (approx.)
- Land Tax (if rented out): \$724.94 p.q. (approx.)
- EER: 6
- Visitor car parking