

**14/45 Stockdale Street, Dickson, ACT 2602**

EN VOGUE

**Townhouse For Sale**

Monday, 8 January 2024

14/45 Stockdale Street, Dickson, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Paul Kerin

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**\$820,000 +**

Fresh to the sales market and a unique and rare offering is this beautifully presented multi level 2 bedroom 2 bathroom Townhouse located in sought after Dickson. Properties of this size and nature do not become available to purchase very often and without doubt will be popular due to everything it has to offer. A wonderful floorplan in place which has been designed to anticipate your every need. A strong architectural statement that combines a mix of casual elegance and simplicity that will never go out of style. This is the property you have been waiting for. A trendy ground floor entry which leads to the middle level and the first thing you notice is the superbly appointed kitchen with thick stone island benchtop and breakfast bar. Other features including and induction cooktop and rangehood, integrated microwave, stainless steel appliances and dishwasher. Black tapware and double tub sink. Ample cupboard space with soft close cabinetry and this is luxury at it's finest which has been cleverly designed for use. A wonderful space to cook and create. Terrazzo polished concrete floors flow throughout the separate lounge and dining areas. The showpiece of this stunning property is the huge tiled courtyard accessed from the main living area. You will enjoy entertaining family and friends all year round. Moving to the second level you will find the master bedroom with built in robes and a floor to ceiling window plus a separate ensuite. The second bedroom has built in robes and easily accessed to the trendy main bathroom with floor to ceiling tiles. European laundry which is tucked away and includes a washer and dryer combo. A tandem garage with internal access and remote plus enough space for plenty of storage completes this fine Townhouse. The location speaks for itself within walking distance to Dickson precinct with everything you need from the recently completed new Coles and many cafes and restaurants to choose from. Public transport and tram line nearby. Easy access to Northbourne avenue and City Centre. Offering an exceptional lifestyle with generous spaces do not miss out on securing a luxury property that ticks all the boxes. Your forever home awaits. Other key features to note :- Zoned ducted heating and cooling- Double glazed windows and doors throughout- Video intercom- NBN enabled- Quality fixtures and fittings- 88m<sup>2</sup> living- 39m<sup>2</sup> Courtyard- 44m<sup>2</sup> Garage- Built 2018- Small boutique development of 17 Townhouses- EER 6.0- Visitor parking- Low Body Corporate fees- Body Corporate = \$2,372.00 per year approx- Rates = \$2,352.00 per year approx- Rental estimate = \$685 - \$700 per week

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.