

2/14 McGowan Street, Dickson, ACT 2602



Sold Apartment

Wednesday, 16 August 2023

2/14 McGowan Street, Dickson, ACT 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 52 m2

Type: Apartment



Luanne Stapleton

\$482,500

Welcome to a one-bedroom apartment in a boutique complex of only 19 units. This ground floor gem promises a delightful living experience with perfect blend of entertainment space and a grassy patch with garden, not usually found in this size apartment. Step inside to find an inviting open-plan layout seamlessly connected to a fully functional kitchen. The living area extends from the entry to the patio, offering flexibility in arranging your furniture while natural light comes in from the sliding doors. Stay comfortable with the split system reverse cycle air conditioner. The kitchen has all you can want, featuring light coloured stone benchtops that provide ample workspace, along with both upper and lower cupboards for your storage needs. You'll find convenience in the large double-door pantry, designated space for a built-in microwave, and quality appliances, including a dishwasher, oven, and ceramic stove top. Modern cabinetry, tiled floors, and a glass splashback complete the contemporary look. Your cozy bedroom awaits, accommodating a queen-sized bed and offering a built-in robe. Enjoy waking up to natural light streaming in from the window, with your garden just outside. The spacious bathroom is equipped with a large shower recess, floor-to-ceiling tiling, and vanity. The European-style enclosed laundry with a tub makes laundry a breeze, and the apartment is equipped with an instant hot water system for your comfort. Step outside through the sliding doors onto a raised covered patio which awaits your enjoyment in any weather. Then down to your personal patch of green edged by garden beds, perfect for gardening enthusiasts, or if low maintenance is your preference, leave it as is and savour the ease. Location-wise, you'll love the convenience of a 5 min walk to the Macarthur Ave light rail stop, connecting you to Dickson in just 2 minutes and the City in 6 minutes. For those who enjoy walking, Ainslie Shops, Woolley Street Dickson, and Lonsdale Street Braddon are within a leisurely 17 to 25 minutes' stroll, offering a plethora of shopping, dining, and entertainment options. If you're seeking an established complex with a touch of outdoor space and a desirable location, this apartment is a must-see! Whether you're a live-in buyer or an investor, this property promises a lifestyle. Don't miss the opportunity to make this apartment your new home. Enquire now!

Features: Downlights, Insulation to walls and ceiling, Double roller blinds with pelmets, Carpets to living and bedroom, Built in robe, Caesarstone benchtops, Stainless Steel Bosch wall oven, Ceramic Bosch cooktop, Bosch Stainless Steel dishwasher, Kitchen sink 1½ in size, Zip Instant hot water system, Dryer, Reverse cycle split system air conditioner, NBN connected, Covered entertainment patio, Enclosed garden with lawn, Garden tap, Wall fitted retractable clothes line, Underground single car space plus storage cage, Lift access in building, Visitor parking underground and outside, Enclosed common garden area.

Figures (all approximate): Block: 83 Section: 4 Unit: 2 Units Plan: 4280 "Zara" Living: 52m² Patio: 9m² Courtyard 34m² EER: 6 Year Built: 2016 Body Corporate Manager: ACT Strata Body Corporate Fees: \$1,201 per quarter Land Tax (if rented) \$2,840 per annum Land Rates: \$543 per quarter Projected rental income: \$470 - \$520 In conjunction with Andrew Chek andrew@edge.com.au Information contained is believed to be correct at time of print, however we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.