

205/254 Northbourne Avenue, Dickson, ACT 2602



## Unit For Sale

Thursday, 4 April 2024

205/254 Northbourne Avenue, Dickson, ACT 2602

Bedrooms: 2

Bathrooms: 2

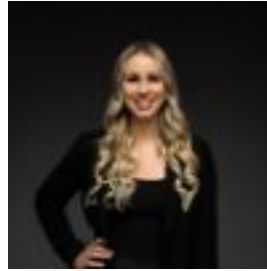
Parkings: 1

Area: 103 m2

Type: Unit



Tom Wiggins  
0468771763



Jaimy Butler  
0411957736

**\$675,000+**

What you see: Picture wine in hand, soaking in the panoramic views of the sun descending below the horizon. What we see: Seamless blend of city living and modern comfort, just steps away from everything. See more: Gourmet kitchen featuring 40mm stone benchtops, gas cooktop, oven and integrated dishwasher. Master bedroom includes walk-in robe and ensuite. Additional bedroom includes built-in robe. European laundry with washer and dryer combination. Timber flooring and carpet throughout. Double-glazed windows and sliding doors. Quality window furnishings throughout. Reverse-cycle heating and cooling. Spacious balcony includes custom bench and storage. Video intercom access. One secure allocated car park with storage cage. Interior designed by Darren Palmer. Designed by Cox Architect. Built by Core Developments. Developed by award-winning Art Group. HIA award-winning Apartment Complex of the Year 2022. HIA award-winning Outdoor Project of the Year 2022. Rooftop amenities include heated pool, BBQ dining area, cabana seating, vegetable garden and Zen garden. Within a 5 minute walk to the Light Rail Stop. Within a 10 minute walk to Dickson CBD. Within a 12 minute walk to Daramalan College. Within a 20 minute walk to Braddon Dining Precinct. Within a 5 minute drive to the Ainslie Shops. Within a 5 minute drive to the Canberra City. Within a 6 minute to Dickson College. Total house area: 103m<sup>2</sup>. Living: 78m<sup>2</sup>. Balcony: 25m<sup>2</sup>. Built: 2022. EER: 6.0. Rates: \$1,839 p.a. Land tax: \$2,197 p.a. Body corporate: \$2,849 p.a. Rental appraisal: \$660 - \$700 p.w. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.