

220/8 Cape Street, Dickson, ACT 2602



Apartment For Sale

Friday, 1 March 2024

220/8 Cape Street, Dickson, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Mark Larmer And Aaron Lewis
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Jason El-Khoury
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Offers Over \$580,000

Located at the back of the development away from the roads and overlooking the internal gardens, this unit is in excellent condition and best of, its vacant and ready for you now! Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This apartment makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Attention investors – early access is also available to your property manager so tenants can view the unit and be pre signed prior to settlement. Like what you've heard? This is only the beginning! Take a peek and watch the video to see what this property has to offer. It's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, just send us an email and we will shoot it straight through. What buyers will love:

- Situated at the back of the development and away from all of the roads
- Surprisingly private and peaceful
- Timber look, laminate flooring throughout, no carpets
- Freshly painted
- The property is in excellent condition
- Separate study nook, perfect WFH space
- Vacant and ready for you now
- Early access available prior to settlement if you want to move in quickly

Features:

- Kitchen with full length pantry, stone bench tops and waterfall edge, oven, built in microwave and bins, electric cooktop, externally ducted range hood (rare in unit living), double sink, water filter, dishwasher, lots of cupboards and soft close drawers
- 1 car park in the basement plus a Colourbond storage enclosure
- Open plan living area
- The bedrooms are segregated for added privacy and both feature built in robes
- Sliding doors leading to a fully covered balcony from both the living area and main bedroom
- Both bathrooms boast a beautiful design, lots of storage and full height tiling. The main bathroom also includes a bath/shower.
- Laundry with dryer
- Linen cupboard To keep you comfortable, connected, and happy:
- Ducted reverse cycle heating and cooling to all rooms
- Double glazed windows
- LED downlighting
- Instantaneous electric hot water system

The MALABAR' development includes:

- Indoor heated pool & gymnasium
- Communal BBQ & entertaining area
- Communal Theatre with lounge seating
- NBN – FTTP
- Video intercom for building and secure visitor car park access
- CCTV
- Lift access
- Double security gates to basement car park for extra security
- Lots of free secured visitor car parks with additional paid car parks on the ground floor of the building
- Lots of parking for motorbikes and push bikes in the basement
- Wide corridors to make it easy to move in
- Pets welcome (subject to body corporate notification & approval)
- Rubbish shoot and recycling bins on each level

Strata manager: Bright Duggan

- Short walk to a wide range of cafes, restaurants, and amenity in Dickson directly downstairs or just a short walk away
- Short walk to Woolworths, Coles, IGA, and multiple Asian groceries
- Short walk to the light rail stop on Northbourne Avenue and Dickson Bus interchange

The Numbers (approx.):

- Living area: 73m²
- Balcony: 15m²
- Total space: 88m²
- EER: 6 stars
- Level 2
- General rates: \$1,335 p.a.
- Water & sewerage rates: \$704 p.a.
- Land tax (investors only): \$1,535 p.a.
- Strata levies: \$3,452 p.a.
- Total funds held by owner's corporation: \$545,732 as of 20/12/23
- Age: 6 years. Built 2018
- 246 units in total spread over two separate entrances
- Units plan 4535
- Rental estimate- \$660/wk

To help buyers:

- We have a solicitor pre-allocated to provide a FREE contract review and section 17 to waiver cooling off if required
- Offers are confidential and not disclosed to other buyers
- A pre-approved 5% deposit is only required just prior to exchange of contracts via eft