

# 3/47 Majura Avenue, Dickson, ACT 2602



## Apartment For Sale

Thursday, 13 June 2024

3/47 Majura Avenue, Dickson, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 58 m2**

**Type: Apartment**



Grahame OBrien  
0418625437



Tim Ngo  
0416543885

**\$430,000+**

Conveniently located close to the vibrant Dickson shopping centre, opposite playing fields and within walking distance to charming Ainslie shops. This exciting double storey, light-filled loft design apartment offers a blend of comfort, lifestyle with views of Mount Ainslie. Boasting high raked ceilings and two balconies, this delightful apartment is flooded with natural light, creating a bright and inviting living space. The unique coveted design offers a separate living area that flows seamlessly to the upstairs open balcony overlooking Mount Ainslie. Downstairs is a generously sized bedroom, bathroom and an extra balcony. This area feels private and ideal for separation from the upstairs living area. There is basement parking with storage plus an established communal garden at back of development for entertaining friends or enjoying some rest with a good book. This is not an ordinary apartment – it offers comfortable living, convenience and is definitely a place you'd be proud to call "Home". If you're a first-time homeowner or someone looking to embrace a modern, active lifestyle, this apartment is the perfect fit. Low strata fees, great location!

**Features:**

- Exciting 2 storey design
- High raked ceilings
- Mount Ainslie views
- Prime location in close proximity to Dickson, Ainslie shops and local amenities
- Located opposite playing fields
- Small boutique development
- 2 balconies
- Floor to ceiling windows
- North facing highlight windows in living area
- Separate living area to downstairs bedroom
- Heating & cooling split system air conditioning
- LED light fittings
- Electric cooktop
- Basement parking, storage and visitor parking

**Essentials:**

(Approx.)

- Living size: 58m<sup>2</sup>
- Balcony/terrace: 12m<sup>2</sup>
- Total combined area: 70m<sup>2</sup>
- Rates: \$2,308 p.a.
- Land tax: \$3,059 p.a (investors only)
- Strata Levies: \$3,965 p.a.
- Strata Manager: Civium Strata Management
- Rental Estimate: \$460 - \$480 per week
- Age: 11 years old (Built 2013)
- EER: 5