

304/258 Northbourne Avenue, Dickson, ACT 2602



Unit For Sale

Thursday, 6 June 2024

304/258 Northbourne Avenue, Dickson, ACT 2602

Bedrooms: 2

Bathrooms: 2

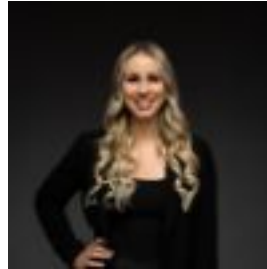
Parkings: 1

Area: 93 m2

Type: Unit



Tom Wiggins
0468771763



Jaimy Butler
0411957736

\$649,000+

What you see: A short walk to the light rail to connect you anywhere you need to go. Modern design and low-maintenance living that prioritises flexibility and convenience. What we see: A reason to enquire. See more: Positioned on level three overlooking quiet internal gardens. Corner position with one adjoining neighbour. Gourmet kitchen featuring 40mm stone benchtop, gas cooktop, oven, integrated dishwasher and storage throughout. Master bedroom includes built-in robe and ensuite. Additional bedroom includes built-in robe. European laundry with washer-dryer combination. Double-glazed windows and sliding doors. Reverse-cycle heating and cooling. Video intercom access. One secure allocated car park and storage. 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 3 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 drive to Dickson College. Total house size: 93m². Living: 78m². Balcony: 15m². Built: 2022. EER: 6.0. Rates: \$1,877 p.a. Land tax: \$2,247 p.a. Body corporate: \$3,068 p.a. Rental appraisal: \$650 - \$670 p.w. Disclaimer: Please note the property will not be marketed 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.