

**4/7 Majura Avenue, Dickson, ACT 2602**



**Unit For Sale**

Friday, 8 March 2024

4/7 Majura Avenue, Dickson, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 88 m2**

**Type: Unit**



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## Auction

Auction Location: In Rooms | LJ Hooker Canberra City 1st Floor 182 - 200 City Walk

Nestled amidst the vibrant energy of Dickson, awaits a contemporary gem at 4/7 Majura Avenue - a dual-level townhouse epitomizing modern living within a small boutique development of 10 townhouses. This stylish abode seamlessly blends sleek design with practicality, offering an oasis in the midst of urban convenience. Step inside to discover an open-plan sanctuary, where indoor and outdoor spaces meld effortlessly, beckoning you to entertain or unwind in equal measure. A palette of crisp, neutral tones envelops the interiors, creating a canvas for your personal touch. Enhanced by double glazed windows, solar boosted hot water system and reverse cycle air conditioning on both levels, this north-facing home ensures both comfort and efficiency. Perfectly suited for a spectrum of lifestyles, from first-time buyers to seasoned investors, this property caters to those seeking a low-maintenance haven in a coveted locale. With the Dickson shopping precinct, esteemed schools, and recreational facilities mere moments away, every convenience is within reach.

**Key Features:**

- Two spacious bedrooms, both with built-in wardrobes and ensuite bathrooms
- Double glazed windows throughout
- Solar boosted hot-water system
- Powder room on main floor
- Secure garage and enclosed storage area
- NBN FTTP installed
- Soft close bamboo cabinetry in kitchen
- Floating bamboo staircase
- Two private paved courtyards
- Visitor parking
- Solar panels connected to the development's common power
- EER 6

Rental estimate - \$690 - \$720 per week

**The Locale:**

- Approximately:- 500m from the light rail (Macarthur Avenue station)
- 1 km from Dickson Shopping Precinct
- 2 km from Ainslie Shopping Centre
- 3 km from Australian National University (ANU)
- 4 km from Canberra City Centre
- 5 km from Mount Ainslie Lookout

Beyond the doorstep lies a dynamic neighbourhood teeming with life. From boutique shops to culinary delights, immerse yourself in the essence of Canberra's charm. With easy access to public transport and educational institutions, every convenience awaits. Don't let this opportunity slip away - seize the chance to call this contemporary haven your own. Contact us today and step into a world of modern elegance in one of Canberra's most sought-after suburbs.