

**405/8 Cape Street, Dickson, ACT 2602**



**Unit For Sale**

Sunday, 31 December 2023

405/8 Cape Street, Dickson, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

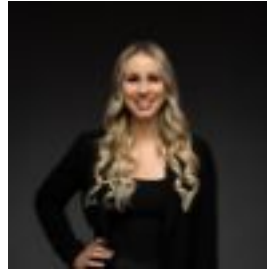
**Parkings: 2**

**Area: 83 m2**

**Type: Unit**



Tom Wiggins  
0468771763



Jaimy Butler  
0411957736

**\$599,000+**

What you see: The ideal blend of style and convenience in apartment living, where all your needs are within reach. Situated in the center of it all, offering an array of dining and entertainment options. What we see: Boxes, ticked. See more: North-facing with gun barrel mountain views Kitchen featuring electric cooktop, dishwasher, integrated microwave, Bosch oven and ample storage Master bedroom includes two built-in robes and ensuite Guest suite includes built-in robe and direct access to bathroom Built in study nook Ducted reverse cycle heating and cooling Double glazed floor to ceiling windows Video intercom system Two secure allocated car park and storage Amenities include gym, pool, theatre room, community garden and BBQ Within a 1 minute walk to Dickson CBD Within a 2 minute walk to the Light Rail Stop Within a 4 minute walk to Daramalan College Within a 5 minute drive to Dickson College Within a 5 minute drive to Braddon Dining Precinct Within a 5 minute drive to Ainslie Shops Within a 7 minute drive to City CBD Within a 7 minute drive to ANU Total house area: 83m<sup>2</sup> Living: 68m<sup>2</sup> Balcony: 15m<sup>2</sup> Built: 2018 EER: 6.0 Rates: \$1,770 p.a Land tax: \$2,121 p.a Body corporate estimate: \$3,298 p.a Rental appraisal: \$600 - \$650 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.