

**407/6 Cape Street, Dickson, ACT 2602**



**Unit For Sale**

Saturday, 4 May 2024

407/6 Cape Street, Dickson, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 70 m2**

**Type: Unit**



Josh Yewdall  
0430213909



Jordan Smith  
0477267694

**\$649,000+**

Nestled within the vibrant heart of Dickson, this gorgeous 2 bedroom apartment in the Malabar Development epitomises contemporary urban living at its finest. This meticulously crafted residence presents a fusion of modernity and convenience, offering an unparalleled lifestyle within a highly desired location. As a premier real estate opportunity, it is a perfect opportunity for first home buyers or investors. Primed to impress, this residence boasts two generously proportioned bedrooms, each adorned with built-in robes, ensuring ample storage space. The accompanying two modern bathrooms exude elegance and functionality, providing a sanctuary for relaxation and rejuvenation. For the urban dweller with a drive for productivity, a dedicated study nook offers a haven for focused work or leisurely reading, seamlessly integrated into the contemporary living space. The culinary enthusiast is greeted by a modern kitchen, complemented with sleek electric appliances and crowned with a luxurious waterfall stone benchtop, elevating both aesthetics and functionality. Here, cooking creations unfold effortlessly, whether it's for simple quick dinners or gatherings with friends and family. Accompanying the allure of the interior is the inclusion of plush carpeting throughout the living areas and bedrooms, adding a touch of warmth and comfort to every step. Moreover, the inclusion of one underground secure parking space ensures convenience and peace of mind for residents. Beyond the confines of the residence lies a domain of wellness and recreation, courtesy of the building complex's indoor pool and gym facilities. A sanctuary for physical well-being, residents can indulge in invigorating workouts or leisurely laps, all within the confines of their exclusive community. Moreover, the unparalleled convenience afforded by the property's location further enhances its desirability. Situated within close proximity to the growing Dickson shops and tram lines, every convenience and amenity is within effortless reach, ensuring a lifestyle of remarkable ease and accessibility. \* Fantastic first home or investment opportunity\* High demand location (Dickson)\* Malabar Development built in 2018\* EER - 6.0\* 70sqm of living\* Rare layout opportunity\* Two bedrooms with BIRS\* Two bathrooms with bath in main bathroom \* Additional study nook\* All electrical appliances in kitchen and laundry\* Gorgeous waterfall stone bench top\* Balcony with stunning North/West views\* Ducted reverse cycle heating & cooling\* Furnished with quality curtains and blinds\* Fire alarm sounder installed in apartment for extra security and peace of mind\* Ample and secure visitor parking, so friends and family can visit with ease\* NBN ready\* Single underground secure car park and storage cage\* Indoor swimming pool, gym, theatre and bbq areas included within development\* Amazing location with nearby schools, cafes, bars, shopping and local transport including a few short steps to the light rail Strata: \$984pq (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.