

**5/8 McGowan Place, Dickson, ACT 2602**



**Townhouse For Sale**

Wednesday, 17 January 2024

5/8 McGowan Place, Dickson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 3**

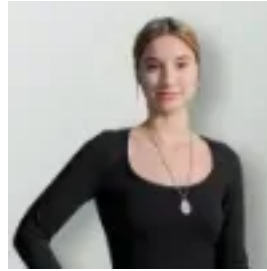
**Parkings: 2**

**Area: 129 m2**

**Type: Townhouse**



Andrew White  
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Maia Nagy  
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## By Negotiation

With an outstanding layout and quality finish, this spacious town house presents a quality offering to the discerning buyer looking for the perfect combination of modern finish, versatility of floorplan, and uber convenient location, positioned in a quiet cul de sac mere minutes from Braddon, the CBD, light rail, and Dickson central. The ground floor is all about sunlit living with wooden floors and contemporary tones framing the large open plan main living, dining, and kitchen hub, and effortlessly flowing out to a private landscaped garden courtyard. The kitchen wants for nothing and is both stylish and functional, with all-electric cooking, centrepiece eat-at kitchen island bench, stone bench tops, designer herringbone tiled splashback and abundant storage throughout. The main bedroom is located on the 1st floor and enjoys a full wall of built-in robes as well as a chic ensuite, complete with floor to ceiling tiling, frameless shower with recessed shelving, and stone top floating vanity. The main bathroom is completed to the same high standard with the addition of a full-size bathtub and separate toilet for added convenience, and services the 2nd bedroom, also with built-in robes. Upstairs another full bathroom adds even further versatility to the home, with the large 3rd bedroom and additional living/creative space, study or even potential 4th bedroom sharing the 2nd floor. An internal Euro style laundry, 2nd front courtyard space, and 2 secure basement carapaces headline a list of additional features that must be inspected to be truly appreciated, all centrally located in one of the Inner-North's most popular city-edge precincts.\* 3 bedrooms + study/creative, 3 bathrooms and 2 secure parking spaces\* Spacious open plan living and dining, flowing out to good sized rear garden courtyard + potential additional living space on 2nd floor\* Central and well-connected kitchen featuring all-electric cooking, centrepiece eat-at kitchen island bench, stone bench tops, designer herringbone tiled splashback and abundant storage\* Main bedroom with full wall of built-in robes and ensuite + 2 additional bedrooms, both with built in robes\* Main bathroom on 1st floor with bathtub and separate toilet + additional full bathroom on 2nd floor\* 2 secure basement parking spaces and additional secure storage\* Internal Euro-style laundry Strata: \$4,278pa (approx.) Rates: \$2,407pa (approx.) Land Tax: \$3,189pa (approx. if rented out) 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.