

501/484 Northbourne Avenue, Dickson, ACT 2602



**Apartment For Sale**

Thursday, 6 June 2024

501/484 Northbourne Avenue, Dickson, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Mark Larmer And Aaron Lewis  
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## Offers over \$485,000

With sweeping views to Black Mountain and all the way around to Southwell Park you will be able to watch the sunsets, the storms, the colours of autumn and mother nature at her best, year round. Unit 501 is one of the largest 1 bedroom floor plans in the development so you will have lots of room to move, live and enjoy. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This apartment makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Attention investors – early access is also available to your property manager so tenants can view the unit and be pre signed prior to settlement. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you. What buyers will love the most:

- One of the largest 1 bedroom floor plans in the building
- Beautifully presented by its live in owner
- Vacant possession on offer
- Early access available prior to settlement if you want to move in quickly
- Flexible settlement timeframes
- Very private, no other units looking in
- Amazing views over Lyneham to Black Mountain and Southwell Park

Inside:

- Timber flooring
- Big, beautiful windows to maximise the view
- Large bedroom with a triple mirrored robe and a sliding door to the balcony
- Sleek kitchen boasting stone benchtops, stainless steel appliances including integrated fridge/freezer and dishwasher, externally ducted rangehood (rare in apartment living), soft close drawers, full length pantry with power, perfect for a microwave or other appliances
- Light and airy, open plan living/dining area
- Sliding glass doors onto a covered balcony with an enviable, expansive outlook
- Spacious bathroom features a large shower, floating vanity, mirrored vanity storage, floor to ceiling tiles, and toilet
- Space-saving European-style laundry with built-in sink plus dryer. The washing machine can be included also if you wish
- Double linen cupboard
- Reverse cycle heating and cooling
- Ceiling fans in the living area and bedroom
- Double glazed windows
- Dual roller blinds, block out plus privacy blinds
- NBN - FTTP
- Single basement car space that is wider than most as there is no car to one side
- Colour bond storage enclosure

Building Features:

- Video Intercom
- Lift access
- Parcel lockers
- CCTV
- Centralised gas hot water system
- Bike storage in basement

DKSN precinct features:

- Light rail stop
- Bus interchange
- 300 public car spaces
- Gym
- Eat Street
- Major Government offices
- Supermarket, Medical Centre, Childcare Centre
- 30+ hospitality and retail spaces

The Numbers:

- Living: 66m<sup>2</sup> (bigger than most)
- Balcony: 8m<sup>2</sup>
- Total size: 74m<sup>2</sup>
- Level 5
- Age: 1 year. (DKSN 2.0 development completed April 2023)
- Strata levies: \$2,442 p.a.
- General rates: \$1,804 p.a.
- Water and sewerage rates: \$704 p.a.
- Land tax (investors only): \$2,192 p.a.
- Rental estimate (unfurnished): \$520/week
- EER: 6 stars
- Total balance of the Admin and Sinking funds as of 23/05/24 is \$17,301
- Strata managing: Vantage Strata
- Units plan 15802 with 112 units in total
- Builder – BLOC
- Developer – Doma & Englobo

To help buyers:

- We have a solicitor pre-allocated to provide a FREE contract review and section 17 to waiver cooling off if required
- Offers are confidential and not disclosed to other buyers
- A pre-approved 5% deposit is only required just prior to exchange of contracts via eft