

502/254 Northbourne Avenue, Dickson, ACT 2602



**Sold Unit**

Monday, 14 August 2023

502/254 Northbourne Avenue, Dickson, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Unit**



Tom Wiggins  
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**\$505,000**

What you see: A short walk to the light rail to connect you anywhere you need to go. Modern design and low-maintenance living that prioritises flexibility and convenience. What we see: Investing in your lifestyle not just the asset. See more: East facing overlooking internal gardens Gourmet kitchen featuring 40mm stone benchtop, gas cooktop, oven, integrated dishwasher and ample storage throughout Master bedroom includes BIR and direct access to bathroom European laundry with washer-dryer combination Double-glazed windows and sliding doors Reverse-cycle heating and cooling Video intercom access One secure allocated car park and storage Interior designed by Darren Palmer Designed by Cox Architect Built by Core Developments Developed by award winning Art Group HIA award winning Apartment Complex of the Year 2022 HIA award winning Outdoor Project of the Year 2022 Rooftop amenities include heated pool, BBQ dining area, cabana seating, vegetable garden and Zen garden Proximity to light rail Within a 5 minute walk to the Light Rail Stop Within a 10 minute walk to Dickson Within a 20 minute walk to Braddon Dining Precinct Within a 5 minute drive to the Ainslie Shops Within a 5 minute drive to the Canberra CBD Total house size: 60m<sup>2</sup> Living: 51m<sup>2</sup> Balcony: 9m<sup>2</sup> Built: 2022 EER: 6.0 Rates: \$1,320 p.a Land tax: \$1,501 p.a Body corporate fees: \$2,148 p.a Rental appraisal: \$490 - \$510 pw Disclaimer: Please note the property will not be marked 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.