

6/8 McGowan Place, Dickson, ACT 2602



Townhouse For Sale

Tuesday, 16 January 2024

6/8 McGowan Place, Dickson, ACT 2602

Bedrooms: 4

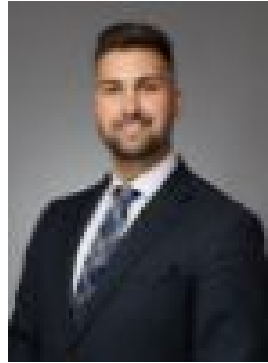
Bathrooms: 3

Parkings: 2

Type: Townhouse



Luigi "Lou" Baldan
0262970005



James Davis
0262970005

Auction 15/02/24

BIDDERS GUIDE \$1,120,000-\$1,220,000 Convenient city fringe living meets the perfect peaceful position in this stylish and light-filled townhouse in a small, leafy cul-de-sac, this contemporary, four-bedroom townhouse is set over two levels. The light and bright, open plan living space seamlessly integrates with the enclosed, easy-care rear courtyard providing an excellent extension of living. On the lower level, you will find the attractive modern kitchen with herringbone splashback, walk-in pantry, dishwasher and gas cooking a guest bedroom and ensuite bathroom and upstairs offers the master bedroom with ensuite and walk-in robe plus beds two and three, the home also incorporates three bathrooms throughout. This terrific property is currently tenanted at \$1,050 per week until December 2024. Features include:- Beautiful leafy location with established gardens and trees- 4 bedrooms, 3 upstairs, one downstairs- All bathrooms tiled from floor to ceiling, bathtub to main bathroom- Open plan living, dining and kitchen with timber-look floors- Attractive kitchen with herringbone splashback, walk-in pantry, dishwasher and gas cooking- Modern square set ceilings and neutral tones throughout- Ceiling fans in bedrooms and living area - European-style laundry- Ducted reverse cycle heating and cooling for year-round comfort- Private, enclosed rear courtyard, flows off living area a great place to relax- NBN ready- Double garage under (lock-up garage, not just allocated spaces)- 2.5kms to Civic, 1.9kms to Braddon and 1km from Dickson Specifications: Ground floor: living 68.45m² First floor: 61.82m² Total Living: 130.27m² Courtyard: 49.6m² Storage: 1.5m² Rates: \$688 p.q. (Approx.) Land Tax: \$934.69 p.q. (Approx.) Strata Levies: \$1155 p.q. (Approx) Units Plan: 4646 Managed by: LMM Solutions Built: 2018 EER: 6* Rent: \$1050 per week until December 2024