

**7/2 Hope Street, Dickson, ACT 2602**



**Sold Townhouse**

Thursday, 14 March 2024

7/2 Hope Street, Dickson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 96 m2**

**Type: Townhouse**



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## Contact agent

A boutique cluster of townhouses on one of Dickson's leafiest streets, with comfort and sophistication considered every step of the way. The enviable position gives you a balanced life, step back and enjoy the slower pace of the Inner North while still being minutes from the buzzing CBD. This elegant and stylish three bedroom home creates a seamless indoor-outdoor living experience, amplified by courtyards at both the front and rear - perfect for enjoying long summer evenings and refreshing autumn mornings. The ground floor features an open plan living area, maximising natural light and space. The main bedroom, with ensuite is located on the first floor and opens onto a private balcony. The second bedroom with built in robe, is at the other end of this level maximising privacy. A third bedroom, situated on the ground floor, offers versatility as a guest room or a dedicated work-from-home space. Completing this offering is your very own single garage with convenient internal access on the basement level plus additional separate car space in the basement. The vibrant Dickson shops are less than a 10 minute walk, filled with popular restaurants, great coffee, bars, fitness centres, and supermarkets. The nearby light rail stop and bus interchange allow you to effortlessly explore the City and Gungahlin. IMPORTANT FEATURES: \* Open plan living \* Built-in cabinetry to maximise storage \* Reverse cycle air conditioning\* Three bedrooms all with built-in robes \* Single garage with internal access plus additional car space \* Private low maintenance landscaped courtyards \* Good storage \* Supreme Inner North location \* Walking distance to Dickson Shopping Centre and light rail stop IMPORTANT NUMBERS: \* Internal living: 96 sqm \* External living: 53 sqm \* Garage: 25 sqm plus separate car space\* EER: 6.0 Stars \* Rates: \$620 pq approx. \* Land tax: \$850 pq approx. \* B/Corp: \$1,329 pq approx. \* Rental estimate: \$720 - \$760 pw Disclaimer: The information contained herein is gathered from sources considered to be reliable, however MRKT Property accepts no responsibility for inaccuracies. All interested parties must solely rely on their own enquiries, inspections and confirm all information provided.