

702/21 Challis Street, Dickson, ACT 2602



Sold Unit

Thursday, 10 August 2023

702/21 Challis Street, Dickson, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



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\$900,000

Welcome to the home you have been waiting for, a very unique offering, perched on the highest level of this 3-year-old, as new development. This private, North and East corner unit provides wonderful views to enjoy all year round and a convenient single-level floor plan which is the largest in the building, and one of the most spacious 3-bedroom units in the entire suburb. The upgraded kitchen is like nothing you will see in apartment living and is a wonderful feature of this home. The current owners made alterations to increase the size of the black stone benchtops, upgraded the appliances to now offer a SMEG combi-oven and a second oven plus adding ample storage in the form of large, soft-close drawers throughout. The main bedroom is a sanctuary itself, equipped with triple mirrored sliding door robes and a wall-mounted reverse cycle unit. Bedrooms two and three also impress with their own sliding, mirrored built-in robes. The ensuite and main bathroom have high quality fittings and feature under tile heating, large showers, floating vanities with mirrored store cupboards above, and floor-to-ceiling tiles. The separated living and dining areas are filled with natural light from the double glazed windows and doors which slide open to the covered balcony, where sweeping views to the East over the Dickson shopping precinct await, creating the perfect space for relaxation and entertaining. Parking is a breeze with the double basement garage and combined storage space, accessed via a remote entry door, adding an additional touch of exclusivity and allowing access from there to the lift to your front door with no steps to navigate. Attention investors – early access is available to your property manager so tenants can view the unit and be pre signed prior to settlement. As we enter a new financial year, this is the perfect haven to reduce your taxable income while simultaneously capturing capital gains. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well we can make that happen via an occupation agreement. However, if a slightly longer timeframe to settle is more suitable this can be accommodated too. To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

What buyers will love the most: Single level floorplan The largest floor plan in the building The highest level in the development Very private, North and East aspect corner unit with sweeping views Vacant possession with early access prior to settlement available if you need to move in quickly Flexible settlement options available if you have another property you want, or need, to sell or need more time to secure financing

The Numbers: Living: 112m² Terrace: 12m² Level: 7 of 7 Age: 3 years (completed 2020) Strata levies: \$6,178 p.a. General rates: \$2,160 p.a. Water and sewerage rates: \$704 p.a. Land tax (investors only): \$2,616 p.a. Rental estimate (unfurnished): \$780-\$820/week EER: 6 stars (top EER rating obtainable) Total balance of the Admin and Sinking funds as of 7/06/2023: \$148,427 Strata managing agency: Vantage Strata Units plan 12812 with 110 units in total Builder – BLOC Developer – Doma & Englobo

Inside: Timber-look laminate flooring in living areas, high quality carpets in the bedrooms LED down lighting throughout Main bedroom has triple, mirrored, sliding door robes and wall mounted reverse cycle unit Bedroom two has 2 and bedroom three has 3 door sliding, mirrored built in robes Ensuite and main bathroom feature under tile heating, large shower, floating vanity, mirrored vanity storage with lighting under, floor to ceiling tiles, and toilet Upgraded kitchen boasting expansive, black stone benchtops, SMEG combi-oven, a second oven and warming draw, 900mm induction cooktop, integrated dishwasher, recessed double sink, built in rubbish and recycling bins, externally ducted rangehood (rare in apartment living) and a huge amount of storage with soft close pot drawers Light and airy, open plan living and formal dining areas with wall mounted reverse cycle unit Sliding glass doors from both living areas onto a covered balcony with lighting, power and an enviable, expansive outlook. Condensers located on roof of development to increase usable balcony space Space-saving European-style laundry with dryer included Storage cupboards in the hallway Double glazed windows and doors throughout giving high energy efficiency and noise reduction Dual roller blinds on all windows and sliding doors Fast internet NBN - FTTP Double basement garage and storage with remote entry door separate from the rest of the car spaces

Building Features: Video intercom Lift access means no stairs to navigate from the car space to your front door Parcel lockers CCTV video surveillance for improved security around the building 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

To help buyers, we offer the following as part of our Friendly Auction System: Written buyer price guides, which are updated throughout the campaign A digital brochure with everything to consider a purchase, including the full contract (request this via email from any of the web portals) We refer a solicitor who can review the contract prior to auction for FREE Same solicitor can provide a FREE Section 17 Certificate to waiver your cooling off if you want to submit

a pre-auction offer
Personalised bidding strategy meeting with the auctioneer prior to auction to establish bidding tactics and discuss the auction process
5% deposit on exchange pre-approved
Free valuations on other property you own