

8/2 Hope Street, Dickson, ACT 2602



Townhouse For Sale

Saturday, 25 November 2023

8/2 Hope Street, Dickson, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 116 m2

Type: Townhouse



Justin Ingram
0431116399



Jess Kercher

\$949,000

A boutique cluster of townhouses on one of one of Dickson's leafiest streets. With comfort and sophistication considered every step of the way, this townhouse sets a new standard of modern living. 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. 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. This elegant and stylish three bedroom home creates a seamless indoor-outdoor living experience, amplified by courtyards at both the front and rear of your home - 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 kitchen, with large island bench is perfect for both lavish entertaining and simple weeknight suppers. 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 exceptional offering is your very own double garage with convenient internal access on the basement level. **IMPORTANT FEATURES:*** Open plan living * Spacious kitchen with large island bench * Built-in cabinetry to maximise storage * Three bedrooms all with built-in robes * Separate powder room * Double garage with internal access * 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: 116 sqm * External living: 38 sqm * Garage: 35 sqm * Total: 189 sqm * EER: 4.5 Stars * Rates: \$665 pq approx. * Land tax: \$916 pq approx. * B/Corp: \$1,535 pq approx. * Rental estimate: \$825 - \$875 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.