

9/39 Majura Avenue, Dickson, ACT 2602

home by holly

Sold Townhouse

Tuesday, 22 August 2023

9/39 Majura Avenue, Dickson, ACT 2602

Bedrooms: 3

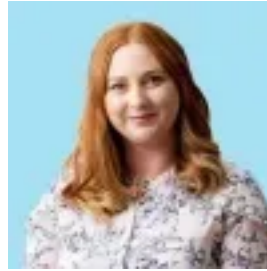
Bathrooms: 2

Parkings: 2

Type: Townhouse



Holly Komorowski
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Tenille Paul
0491850701

\$900,000

#soldbyholly \$900,000 The house speaks for itself with its satisfying combo of modernity and iconic terrace house vibes. The smooth white render set against striking dark trim, the clean lines of vertical railings floating alongside the weightier brick courtyard walls, all heightened by the lush green of a sweet front garden. There has been a lot of talk about the fifteen minute city, where daily needs are met within a 15 minute walk or bike ride from home. Where community thrives and we are nourished by a sense of connection, safety and belonging. It's an idea that Griffin championed yonks ago, when he planned Canberra homes, imbedded within communal green spaces with shops servicing each suburb. This gorgeous 3-bedroom refuge offers the best of two worlds - well designed, easy-care, inner-sanctum and buzzing well-connected metropolitan lifestyle. Resting at the back of the complex, removed from the busy street and opening to leafy laneway, the home is steeped in quietude. It is a peaceful stroll along tree-lined streets to bus stop and parklands, while all the thriving independent eateries, café's, bars and boutiques of the inner north are at your doorstep, and it is a short, easy route to the heart of the city. A crisp white palette throughout introduces a soothing and effortless sense of continuity and there is an excellent outdoor connection. Rich wide plank timber flooring flows within the open kitchen, dining, living and glass sliders gift easy drift to timber deck and garden. The bright minimalist kitchen with its handsome monochromatic scheme is ideally sociable with both dining and living. There is an effortless mood to the sleek storage, open countertops, seamless integration of appliances...one imagines easy meals whisked together amidst the daily happenings, conversation, activities that make up shared lives. Celebrations of togetherness easily migrating deck side on warm summer evenings. A roomy master bedroom is ideally sequestered at the back of the ground floor. High windows introduce soft natural light, while the ensuite bathroom soothes with its natural greys, crisp white marbled tiling. Upstairs two peaceful bedrooms are neatly aligned alongside a stunning family bathroom. Think warm baths within the deep freestanding tub followed by a nurturing slumber. Bedroom two with glass doors open to balcony and breezes, perhaps the sound of rain...elevated leafy views. Lots of hardworking storage keeps things effortlessly liveable - robes in each bedroom, European laundry and a huge double tandem garage with internal access and enough extra space for the fun of a home gym. The home is wonderfully positioned close to the buzzing Dickson Precinct and within easy walking distance of Ainslie shops, Majura Sports Fields and Ainslie Oval. Lyneham and Dickson wetlands and Mt Ainslie Reserve are all close to hand. Transport is at your doorstep and there is a good choice of public and private schooling. The home is a stone's throw from the dynamic Braddon precinct, the CBD, and the ANU. .features.beautiful contemporary, three-bedroom townhouse in leafy Dickson.walking distance to parklands and Ainslie shops.close to the thriving Dickson precinct.continuity of minimalist material palette.light filled open kitchen, dining, living that flows to deck and garden.white and black kitchen with timber accents, banks of storage, stone benchtops and stainless steel Fisher & Paykel appliances.ground floor master bedroom with gorgeous ensuite bathroom.two bedrooms upstairs.all three bedrooms with built-in-robes.bedroom two with balcony taking in elevated views.stunning family bathroom with freestanding tub.European laundry with washer and dryer included.wide plank engineered timber flooring.soft carpet to bedrooms.ducted reverse cycle heating and cooling.double glazing.courtyard with timber decking.tandem double garage with extra space for storage or home gym

FINE DETAILS (all approximate): Land size: 185.8 sqm Living size: 112.5 sqm Garage size: 45.4 sqm Courtyard size: 21.1 sqm Balcony size: 6.8 sqm EER: 6.0 Admin fund: \$558.42 pq Sinking fund: \$31.71 pq Total Strata levies: \$590.13 pq Build year: 2019 Rates: \$1,335 pa Land tax: \$1,535 pa (investors only) UV: \$210,210 (2023) Tenanted on a fixed lease for \$800 per week until the 15th December 2023