

9/44 Stockdale Street, Dickson, ACT 2602



Sold Unit

Monday, 14 August 2023

9/44 Stockdale Street, Dickson, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



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\$1,050,000

Imagine a convenient location where tree lined streets lead to an immaculate 3-bedroom townhouse. Your next property is ready & waiting, just for you. The Inner North is at your doorstep, the lifestyle that this home offers you is relaxed and luxurious. Walk to Dickson Shops and local schools and parks, drive or ride the Light Rail into the Canberra City, the choice is all yours. What sets this property apart is an impressive staircase, a visual feature is a work of art that invites sunlight that pours in from above, this home is always light and welcoming. The ground floor is well planned, enjoy day to day living with open plan & gourmet kitchen, with powder room and sliding doors leading out to the generously sized backyard. Upstairs you can retreat to your sanctuary with three bedrooms, ensuite to main bedroom and the main bathroom. Car security and storage aplenty in the underground basement with lock-up double garage something that can be hard to find in developments this size. Please note: The property is currently tenanted until March 2024.

The Perks: - Impressive feature staircase - Lantern skylight invites the light in all day long - Black interior trim finishes throughout including black doors, basins, tapware & toilets - Ceaserstone benchtops to kitchen, laundry & bathroom - Soft close cabinetry throughout - Ducted reverse cycle heating & cooling - High ceilings to living level and upper level - His and her vanities & double shower with ceiling rain shower head to ensuite - Sconce wall lighting & modern chandeliers - Ample storage cupboards throughout - Powder room for your guests to the living level - Floor to ceiling high-end velvet curtains to the living room & main bedroom - Black glass doors to all built-in wardrobes & easy-open drawers - Sliding stacker door to the outdoor entertaining deck - Landscaped easy care backyard with automated irrigation

The Numbers: - Living: 114m²- Garage: 2 car- Block: 1780m² (total)- Body Corp: \$917p.q- Rates: \$2587 p.a- Built date: 2019- EER: 6.0

Explaining the private treaty process:- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.