

**205/8 Cape St, Dickson, ACT, 2602**

**Apartment For Sale**

Thursday, 18 July 2024

**Canberry.**

*Live Where You Love*

205/8 Cape St, Dickson, ACT, 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Mathew Kocic

## Stunning 2 bedrooms in The Heart of Dickson

### Live Where You Love...

Positioned at the heart of Dickson, minutes' drive to the city centre and ANU, and walking distance to the light-rail and bus interchange, Malabar apartments features light-filled living space, high ceilings and high-end finishes, complemented practicalities of double glazing and abundant storage. With numerous cafes, bars and restaurants offers the best of city living right at your front door. It's this combination of work and play, leisure and sophistication that helps the complex create a remarkable opportunity for professionals and young families to enjoy their lives.

Located on Level 2 of Malabar apartments, this 2-bedroom, 2-bathroom, 2 car park apartment will give you the privacy you are looking for.

A full-sized designer kitchen features high quality appliances including integrated dishwasher and in-built microwave. The island bench comes with waterfall edge leads to the light filled open plan living and dining area, with an entertainer's balcony where you can sit and soak up the views towards Mt Majura.

The master bedroom offers 2 built in wardrobes featuring an oversized ensuite and balcony access. The second bedroom is segregated from the master, with easy access to the main bathroom which set this property apart from others in its category.

If that's not enough for you, this complex features a solar heated pool, gym, theatre room and communal gardens.

This apartment is sure to appeal to discerning owner occupiers & investors and who are looking for quality design and an exceptional location, who would like easy access to a cosmopolitan lifestyle without living right in amongst the action.

### At a Glance...

- Located on Level 2 at the back of Malabar apartments, North facing.
- Light filled open plan living and dining with new hybrid flooring.
- Full size designer kitchen features high quality appliances, stone bench tops with waterfall edge and soft close joinery
- Spacious master bedroom features 2 built-in robes, ensuite and balcony access.
- Bedroom 2 with built-in robes and services by the main bathroom with a shower, and toilet.
- European style laundry with dryer.
- Large balcony
- Ducted reverse cycle heating and cooling to the living room and bedrooms.
- Double-glazed windows with window treatment.
- NBN Connection, Fibre to the Premises.
- Gym, pool (Solar heated), communal garden with a barbecue area and theatre.
- Secure parking with storage space.
- Zoned to Lyneham High School.

### Love the Location...

- Diverse range of cafes, restaurants, bars, gyms, and supermarkets at your doorstep
- Backing parkland, playing ovals, and Turner bike loop
- Within 4 minutes' walk to light-rail and bus interchange
- Within 7 minutes' walk to Mulligans Flat Nature Reserve
- Within 10 minutes' walk to Lyneham High School

- Within 4 minutes' drive to Brindabella Christian College
- Within 7 minutes' drive to CBD
- Within 7 minutes' drive to ANU
- Within 7 minutes' drive to University of Canberra

#### Property Details...

Living: 68sqm

Balcony: 15sqm

Total Build: 83sqm

Year Built: 2018

EER: 6.0

Rates: \$442pq (approx..)

Land Tax: \$530pq (approx. only when rented)

Body Corporate: \$958pq (approx.)

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