

309/352 Northbourne Avenue, Dickson, ACT, 2602



## Apartment For Sale

Thursday, 10 October 2024

309/352 Northbourne Avenue, Dickson, ACT, 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Tom Wiggins

## Landmark Views From One Of The Capital's Most Awarded Developments.

### What you see:

A modern design focusing on style and comfort. Combining quality finishes and interiors underpinned by a prime location. Perfect for that Inner North lifestyle.

### What we see:

A near new residence for a brand new opportunity.

### See more:

Situated in the boutique and award-winning Kashmir development

Positioned on level three with uninterrupted mountain views

Gourmet kitchen featuring 20mm stone benchtop, F&P gas cooktop, oven and integrated dishwasher

Master bedroom includes built-in robe and ensuite

Second bedroom (or large study)

Bathrooms feature Paco Jaanson fixtures and fittings and surplus storage

Double-glazed windows and sliding doors

Operable sliding screens

Reverse-cycle heating and cooling (A/C unit farmed on roof)

Video intercom access

One secure allocated car park and storage

Interior designed by Darren Palmer

Designed by Cox Architect

Built by Core Developments

Developed by award-winning Art Group

Winner of The Sydney Ancher Australian Institute of Architecture (AIA) ACT Award for Residential Multi-unit Housing

Winner of the 2024 Master Builders Association Excellence Award for Apartments and Units Highrise

Embedded Network services

Fibre to the unit with speeds up to 1,000mbps

Amenities include landscaped communal grounds, rooftop barbecue and outdoor entertainment areas

Within a 5 minute walk to the Light Rail Stop

Within a 7 minute walk to Dickson Town Centre

Within a 25 minute walk to Braddon Dining Precinct

Within a 5 minute drive to the Ainslie Shops

Within a 5 minute drive to the Canberra City

Total house area: 65m<sup>2</sup>

Living: 53m<sup>2</sup>

Balcony: 12m<sup>2</sup>

Built: 2023

EER: 6.0

Rates: \$1,717 p.a

Land tax: \$2,115 p.a

Body corporate: \$3,378 p.a

Rental appraisal: \$600 - \$630 p.w

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