

G01/254 Northbourne Avenue, Dickson, ACT 2602



Sold Apartment

Friday, 1 September 2023

G01/254 Northbourne Avenue, Dickson, ACT 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 73 m2

Type: Apartment



Rahul Mehta
0404895162



Arjun Choudhary
0450618727

Contact agent

Effortless living in an unbeatable Dickson location awaits the lucky new owners of this stunning ground floor apartment. Whether you want to indulge in a modern lifestyle surrounded by luxury, or you are a savvy investor looking for an easy-care addition to your portfolio, this near-new apartment has been perfectly crafted for you. With resort style amenities offered you can access the rooftop area which includes a heated swimming pool, day bed relaxation area, BBQ area, communal garden & Zen Garden. When you are not experiencing the common amenities, you can soak up the sunshine in the oversized courtyard, providing the perfect place to relax with your morning coffee. Boasting 73m² of living and a 15m² courtyard the property has been well-designed with a focus on open plan design, providing a true sense of space throughout whilst also ensuring the living areas are versatile. Natural light can be enjoyed throughout the home, with large windows to ensure a comfortable living environment. Set over two levels, you can enjoy the privacy on offer as upstairs the ensuite bedroom is well segregated from the living space. The bedroom is generous in size, contains a built in robe and large windows offering pleasant views to wake up to each morning. Downstairs, the kitchen is a real highlight with its size and functionality and is sure to satisfy the culinary requirements of any resident. The modern finishes include 40mm stone surfaces, quality soft close cabinetry & Fisher & Paykel appliances complimenting the generous storage & large breakfast bar which is perfect for meals on the go. Creating added privacy with a corner position this property only shares one wall with a neighbour. Relax outside with the courtyard providing added space & privacy, this sunny space can be utilised all year round. Entertaining will become a regular occurrence here, as this area is an ideal space for hosting family & friends. Other notable features of the home include reverse cycle heating and cooling split system, full height double glazed windows, high quality bathroom fixtures, timber flooring to the living areas & carpets in the bedroom & staircase. There is additional storage area under the staircase. Car accommodation is catered for with an allocated car space in the basement. Create the lifestyle you've always envisioned, living within this desirable location and just 200 metres from the Macarthur Avenue Light Rail. Immerse yourself in the vibrant city culture with a plethora of local restaurants, bars, cafes and shopping outlets, just minutes from your doorstep. Ideal for either live-in owners or investors, this apartment represents an exciting opportunity to buy into this new landmark building.

Summary of features:

- Near new apartment in the recently complete "Mulberry" development
- Development completed by Art group (Complex of the year 2022)
- 1 spacious bedroom
- 1 bathroom
- 1 allocated carspace & storage opposite the lift
- 15m² courtyard with external gate access
- Practical & functional floor plan set over 2 levels
- Designer kitchen with 40mm stone surfaces & soft-close cabinetry
- Fisher & Paykel appliances (including gas cooktop)
- Full floor to ceiling double glazed windows
- Reverse cycle heating & cooling (split system)
- European style laundry with washer/dryer
- Voice and video intercom
- Cremsafe security door & window screens
- Additional storage under staircase
- Near Macarthur Avenue light rail stop
- Rooftop Zen Garden overlooking Mount Ainslie
- Rooftop heated pool with Black Mountain & mount Ainslie views
- Rooftop BBQ area and day beds
- Rooftop communal garden
- Ground floor landscaped gardens and sitting areas
- Free access to Wi-Fi in all communal areas
- An Embedded Network to supply power, hot water, and internet at a more cost-effective rate than standard
- Electric bike-sharing facilities - BYKKO
- Car sharing services through Popcar
- Courier locker facility
- Located close to Dickson shopping precinct

Key figures (approx.):

Total area: 88m² Living: 73m² Courtyard: 15m² EER: 6 Built: 2022 Rates: \$1,335 per annum Land tax (investor's only): \$1,535 per annum Strata fees: \$1,611 per annum