

203/258 Northbourne Avenue, Dickson, ACT 2602



Unit For Sale

Friday, 12 July 2024

203/258 Northbourne Avenue, Dickson, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Unit



Grahame OBrien
0418625437



Tim Ngo
0416543885

\$570,000+

Experience the best of urban living in this stylish 2-bedroom apartment in "Mulberry". Located just minutes from the vibrant Dickson precinct where there is an endless choice of restaurants, cafes, shopping & nightlife. And positioned on the light rail, means Braddon, the City & ANU is just minutes away. The open floor plan is designed for efficiency, featuring ample storage space and an inviting living area. This space flows seamlessly between a modern, functional kitchen featuring a spacious balcony, maximising natural light throughout the apartment. The kitchen features quality Fisher & Paykel appliances, a gas cooktop and ample kitchen cupboards. Both bedrooms are segregated & are generously sized and equipped with built-in wardrobes. There is floor-to-ceiling double glazed windows, providing a bright and airy atmosphere. The light, low-maintenance bathroom boasts floor-to-ceiling tiles and is complemented by an additional powder room with toilet for guests. Situated within the high-quality "Mulberry" development, residents enjoy access to a rooftop garden, entertainment area with BBQs, separate sundeck and enticing pool. Embrace a lifestyle of luxury and convenience in this premier location.

Features:

- Prime location within close proximity to Dickson shops, Braddon & the City
- Walking distance to the light rail station
- Functional floor plan, no wasted space.
- Reverse cycle air conditioning (heating/cooling)
- European style laundry and linen cupboards
- Gas cooktop
- Video intercom system
- Basement parking with an enclosed storage shed

Essentials: (Approximate)

- Living size: 64m²
- Balcony: 14m²
- Total combined area: 78m²
- Rates: \$1,800 p.a.
- Levies: \$3,484 p.a.
- Land tax: \$2,285 (investors only)
- Rental Estimate: \$630 - \$650 per week
- Strata Company: Vantage Strata Management
- Age: 2 years (Built 2022)
- EER: 6