

**206/352 Northbourne Avenue, Dickson, ACT 2602**



**Unit For Sale**

Friday, 3 May 2024

206/352 Northbourne Avenue, Dickson, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 109 m2**

**Type: Unit**



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## Offers over \$750,000

Elevate your lifestyle with Kashmir Dickson, a premier selection of Canberra's inner-city apartments. From the luxurious bathrooms to a chef's dream kitchen, every detail has been meticulously crafted for your comfort and enjoyment. Step into the epitome of modern living with sophisticated bathrooms enhanced with premium fixtures, floor-to-ceiling tiles, and feature LED lighting around the mirrors. Wall-hung vanities and stone tops add a touch of elegance to your daily routine. Discover culinary excellence in the impressive kitchen, featuring a curved stone bench, soft-close cupboards, and Fisher & Paykel appliances including a 60cm Gas Cooktop, electric oven, fully integrated dishwasher, and active smart fridge. With ample bench and cupboard storage, accentuated by feature LED lighting and track lighting, this kitchen is sure to inspire your inner chef. Continue through the apartment and experience the seamless blend of style and comfort. Engineered timber flooring flows through the hallway, living, dining, and kitchen areas, while plush carpeting adds warmth to the bedrooms. LED double downlights illuminate the space, complemented by quality block out and sheer curtains. Double-glazed windows and a reverse cycle air conditioning unit in the living area ensure year-round comfort. Step onto the balcony and appreciate its unique deep curve design and bronze external adjustable screens, offering both privacy and panoramic views of sunsets and the iconic Telstra Tower. Situated on level 2, you'll feel immersed in nature, surrounded by the canopy of trees. The complex also features a rooftop terrace, providing the perfect spot to unwind and soak in the breathtaking surroundings. With forward-thinking innovation and design, Kashmir seamlessly integrates into the city landscape, with the light rail at your doorstep and the city just a short stroll away.

**The Perks:**

- Segregated bedrooms
- Quality window furnishings
- Double glazed windows
- Floor to ceiling tiles in bathroom
- Gourmet kitchen featuring 20mm stone benchtop, gas cooktop, oven, integrated dishwasher and ample storage
- Split system located in living
- Large, curved covered balcony with privacy screens
- Views to Telstra tower
- Video intercom
- Rooftop barbecue and outdoor entertainment area
- Basement parking with storage cage
- Visitor parking located in the basement
- Lift access to unit

**The Numbers:**

- Total living: 109.5m<sup>2</sup>
- Rates: \$1786 per annum approx.
- Land tax: \$2178 per annum approx. (investors only)
- Strata fees: \$3092 per annum approx.
- Build year: 2023
- EER rating: 6 STARS

**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.