

102/254 Northbourne Avenue, Dickson, ACT, 2602

Apartment For Sale

Thursday, 31 October 2024

102/254 Northbourne Avenue, Dickson, ACT, 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Urban Elegance at Mulberry

Nestled within the prestigious Mulberry development on Northbourne Avenue, this spacious 2-bedroom, 2-bathroom apartment offers the perfect blend of luxury and convenience. Designed by award-winning Cox Architects and built by Core Developments, this east-facing executive apartment defines urban elegance and was the HIA award-winning Apartment Complex of the Year 2022 & HIA award-winning Outdoor Project of the Year 2022. It is a fantastic opportunity for first-home buyers, investors, and downsizers.

Upon entering the large entryway, you'll feel the thoughtful design that carries throughout the entire home. The open-plan living area is bathed in natural light, flowing effortlessly from the contemporary kitchen to the relaxing lounge space. The gourmet kitchen, equipped with Fisher & Paykel stainless steel appliances, a natural gas cooktop, and elegant 40mm stone benchtops, is perfect for home chefs or for quick meals before enjoying the vibrant dining options in nearby Dickson and Braddon.

Both bedrooms are located at opposite ends of the apartment for maximum privacy. The master suite features a built-in robe and a modern ensuite with ample storage and has direct access to the balcony, offering a serene outdoor space to unwind. The second bedroom is complete with its own built-in robe and ensuite. Both bathrooms feature, floor-to-ceiling tiles, rain shower heads and Premium tapware and fittings.

Living in the Mulberry complex provides residents with access to resort-style amenities, including a heated rooftop pool, BBQ area, and communal gardens. Whether you're commuting via the nearby light rail or enjoying the trendy local cafes and shops, everything you need is just minutes away.

Features of this home include:

- Spacious 2-bedroom apartment with east-facing balcony away from Northbourne Ave
- Open-plan living and dining area with plenty of natural light
- Designer kitchen featuring 40mm stone benchtops, Fisher & Paykel gas cooktop, oven, and integrated dishwasher
- European-style laundry with washer-dryer combination
- Master bedroom with ensuite and built-in robe and direct balcony access
- Second bedroom with built-in robe
- Reverse cycle heating and cooling for year-round comfort
- Double-glazed windows and sliding doors with quality blinds
- Secure basement car space and storage cage
- Access to heated rooftop pool, BBQ area, and Zen garden
- NBN connected
- Free Wi-Fi in communal areas and exclusive access to bike and car-sharing services

Key Figures:

- EER: 6.0
- Living Area: 82m²
- Balcony: 20m²
- Storage Cage: 4m²
- Total Area: 106m²
- Age: 2022
- Development: Mulburry
- Developer: Core Developments
- Rates: \$460 per quarter (approx.)
- Strata Levies: \$860 per quarter (approx.)
- Land Tax (Investor Only): \$580 per quarter (approx.)
- Rental Estimate: \$630 - \$670 per week

With its prime location, just steps away from the light rail, Dickson shops, and a short drive to the City and ANU, this apartment offers an exceptional lifestyle within one of Canberra's most vibrant communities.

Disclaimer: The information contained in this advertisement has been provided by sources we believe are reliable, however we cannot guarantee its accuracy and recommend any interested parties rely on their own enquiries.