

**520/6 Cape Street, Dickson, ACT, 2602**

ENVOGUE

**Apartment For Sale**

Wednesday, 23 October 2024

520/6 Cape Street, Dickson, ACT, 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Stunning Loft Apartment

New to the sales market is this beautifully presented top floor two storey 1 bedroom 1 bathroom loft apartment located in the sought after MALABAR complex in Dickson. If you have been looking for a property in a prime position then look no further as this one ticks all the boxes. The perfect entry level property for the first time buyer or great long term investment.

An immediate impression of style and simplicity as soon as you enter with a floorplan in place that has been designed to anticipate your every need across two levels. A superbly appointed modern kitchen which includes dishwasher and stainless steel appliances. Great cupboard space with built in microwave and also breakfast bar. European laundry with clothes dryer tucked away at the end of the kitchen.

Spacious living area which has floor to ceiling double glazed windows and doors leading to a private balcony with amazing mountain views. A powder room plus under stair storage situated off living area plus ducted reverse cycle heating and cooling to both levels.

Upstairs is the large master bedroom with built in and walk in robes which flows through to the stylish ensuite with floor to ceiling tiles. A bonus study nook area with extra storage and is the perfect place for some quiet time.

Now let's talk location and you will not find a better positioned apartment so close to everything you require at your doorstep and this is the main attraction here. So many dining options to choose from within the Dickson precinct. Short walk to light rail and public transport. Easy access to Northbourne Avenue.

Offering an exceptional lifestyle with nothing to do but move in and enjoy everything on offer within this fantastic apartment and resort style complex. Be the envy of your friends and family. Do not miss this one!

Other key features to note :

- Single allocated car space plus storage
- Visitor parking to basement
- Ducted reverse cycle heating and cooling
- Electric cooking
- Double glazed windows
- Study nook
- Gymnasium
- Heated Pool
- Theatre room
- Rooftop BBQ area
- Built 2018
- EER 6.0

- ESE facing
- Internal size = 68m<sup>2</sup>
- Balcony = 8m<sup>2</sup>
- Total area = 76m<sup>2</sup>
- Body Corporate = \$938.00 per quarter
- Rates = \$454.00 per quarter
- Rental estimate = \$525.00 per week
- 246 units on Units Plan

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.