

602/352 Northbourne Avenue, Dickson, ACT, 2602

LUTON

Apartment For Sale

Monday, 20 January 2025

602/352 Northbourne Avenue, Dickson, ACT, 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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Your Dream Apartment Awaits at Kashmir, Dickson

Discover this exceptional 2-bedroom, 1-study, 2-bathroom apartment, nestled in the heart of Dickson's iconic Kashmir development. With 2 secure car spaces and a thoughtfully designed open-plan layout, this residence sets a new benchmark for modern living.

Step into a beautifully bright and airy living space where the open-plan kitchen and living area flow seamlessly onto a large, light-filled balcony. Designed for both relaxation and entertainment, this space is bathed in natural light, creating a serene and welcoming atmosphere.

At the heart of the home is the spacious kitchen, a true culinary haven. Boasting a curved stone benchtop, soft-close cabinetry, and premium Fisher & Paykel appliances-including a 60cm gas cooktop, electric oven, integrated dishwasher, and active smart fridge-this kitchen is perfect for creating memorable meals.

The luxurious bathrooms provide a spa-like experience with premium fixtures, wall-hung vanities, stone benchtops, and floor-to-ceiling tiles, all beautifully enhanced by LED-lit mirrors.

The expansive, curved balcony offers a private retreat with adjustable bronze screens and captivating views of the lush surroundings and the iconic Telstra Tower.

Double-glazed windows and reverse-cycle air conditioning ensure year-round comfort, while plush carpeting throughout the bedrooms adds warmth and style. This thoughtfully designed complex combines elegance and practicality, making it a standout choice for homeowners and investors alike.

Features:

- Apartment located on the 6th floor
- Segregated bedrooms for added privacy
- Flexible floor plan with a study that can double as a home office or bedroom
- Main bedroom with ensuite and built-in-robe
- Kitchen with curved stone benchtops, soft-close cabinetry and Fisher & Paykel appliances
- 600mm gas cooktop, integrated double-door fridge and dishwasher
- Reverse-cycle air conditioning with Smart WiFi control
- European laundry
- Rooftop terrace with barbecue facilities and entertainment areas
- Secure basement parking for 2 vehicles, with a storage cage
- Video intercom and lift access for convenience
- Proximity to light rail and walking distance to local amenities

Other Details:

- Total Living: 97m² approx.
- Rates: \$1786 per annum approx.
- Land Tax: \$2178 per annum approx. (if rented)
- Strata Fees: \$3092 per annum approx.
- Rental Estimate: \$800-\$850 per week
- Build Year: 2023
- EER Rating: 6 Stars

Whether you're searching for an elegant place to call home or a high-return investment, this apartment offers unparalleled value in a prime location. Don't miss your opportunity to own a piece of Kashmir luxury.