

706/21 Challis Street, Dickson, ACT, 2602



Apartment For Sale

Thursday, 9 January 2025

706/21 Challis Street, Dickson, ACT, 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Gillian Thorn
0262952433

CONVENIENTLY LOCATED, TOP FLOOR POSITION

With all the local amenities conveniently located right on the doorstep, living at DKSN offers a comfortable lifestyle for a new homeowner to enjoy the vibrant lifestyle Dickson has to offer with its wide and leafy streets and established infrastructure.

Positioned on the top (7th) floor of the complex, this spacious apartment offers light filled, open plan living and dining space and decorated using Scandi inspired soft, earthy colours to provide a calming environment to enjoy life.

To maintain the visual symmetry of this well-designed kitchen, the integrated fridge/freezer and the modern light fitting over the kitchen bench enhances this balance. The kitchen has Smeg appliances including a dishwasher, electric cook top and oven and the pantry has a power point for your appliances.

The bedroom has a free-standing wardrobe and access onto the balcony through a large glass sliding door.

The bathroom with easy care floor to ceiling tiles has a vanity, toilet, walk-in shower, wall cabinet and storage rack to neatly store your favourite lotions. The European style laundry with washtub and clothes dryer concealed behind bifold doors next to bathroom and adjacent to the linen cupboard.

Car accommodation is provided by a single allocated car space with storage cage in the basement car park which has lift access.

Located just four kilometres north-east of Canberra's CBD, Dickson's wide and leafy streets mark it as one of Canberra's older suburbs. Residents reap the benefits of established infrastructure - a library, 3 supermarkets, clubs, schools, nature reserves, parks, public pool, bars, and cafés.

Light rail is around the corner from the apartment for easy access into the city. During summer, Dickson Pool offers a shady oasis with three heated pools and barbeque and picnic areas, while community gardens give residents the opportunity to grow organic produce for their home.

Features:

- Developed by DOMA and built by BLOC in 2020
- Top (7th) floor location
- Open plan living, dining and kitchen with wall mounted reverse cycle air conditioner
- Access from lounge room and bedroom onto private balcony
- Thoughtfully designed kitchen with dishwasher and pantry
- Spacious bedroom with free standing wardrobe
- Bathroom with walk in shower and easy-care floor to ceiling tiles
- European style laundry concealed behind bifold doors in the hall
- Linen press
- Floating timber flooring
- Private balcony for entertaining family and friends
- Single allocated car space with storage cage
- Double glazed windows and doors
- Gas hot water service
- Views to Black Mountain Tower
- NBN connectivity - fibre to the premises

Statistics: (all measures/figures are approximate)

Block size: 2,691 sqm (entire block)

Land value: \$7,710,000 (2024) (entire block)

Rates \$461 per quarter

Body corporate levies: \$1,772.40 due every six months

Land tax: \$579.99 per quarter (if purchased as an investment property)

Living area: 58 sqm

Balcony: 10 sqm

EER 6

Rental appraisal: \$500 - \$530 per week unfurnished