

G03/358 Northbourne Avenue, Dickson, ACT, 2602

LUTON

Apartment For Sale

Thursday, 21 November 2024

G03/358 Northbourne Avenue, Dickson, ACT, 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Justine Burke

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Stylish Apartment in Prime Dickson Location

Ideally located in the vibrant suburb of Dickson, this stylish, north facing apartment of 72m² plus a 10m² courtyard offers the lifestyle you've been waiting for. The prestige and multi-award winning Kashmir complex boasts high-end finishes throughout, including a grand foyer entrance and a rooftop garden with stunning views and BBQ facilities perfect for entertaining during the warmer months. Whether you're an owner-occupier or investor looking for a strong rental return, this property is an opportunity not to be missed.

This two-bedroom, two-bathroom apartment features a thoughtfully designed open-plan layout with bright north facing living areas with a private courtyard at one end. The sleek kitchen is equipped with a gas cooktop, integrated fridge, and a spacious stone bench ideal for meal preparation and casual dining.

The complex is perfectly positioned near the light rail, providing easy access to the city, and is just a short walk to the bustling Dickson shopping precinct, offering a wide range of restaurants, cafes, grocery stores, and the Dickson Pool.

Kashmir represents modern living at its finest. Don't miss your chance to secure one of these highly sought-after apartments.

Features:

- Prestige and award winning Kashmir development by the Art Group
- Beautiful common spaces and gardens
- Rooftop garden with BBQ facilities and views
- Ground floor apartment with video intercom
- Bright living spaces
- High-end finishes throughout
- Integrated F&P fridge and freezer and ample kitchen storage
- Integrated F&P dishwasher, F&P oven and gas cooktop
- Island bench with plenty of prep space
- European-style laundry with F&P washer/dryer combo
- Access to the courtyard from both the main bedroom and living area
- Built-in wardrobes in both bedrooms
- LG Thin Q Wireless Control reverse cycle split system with built-in air purifier
- Double glazed windows
- Quality roller blinds (sheer and blackout)
- Single basement car space plus storage cage
- Convenient access to the light rail
- Walking distance to the vibrant Dickson Precinct
- Rental appraisal of \$750 per week, fully furnished (long term lease)
- Previous rental return of approximately \$5,100 gross per month (short term rental)
- 5 minute walk (approx) to Dickson Interchange
- 6 minutes walk (approx.) to the Dickson Shops

EER: 6

Living Size: 72m² (approx.)

Courtyard: 10m² (approx)

Body Corporate: \$3,391.68 pa (approx.)

Land Rates: \$1,816 p.a (approx.)

Please note that while all care has been taken regarding information and marketing information compiled for this sale advertisement, Luton Properties does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective buyers to rely on their own investigation and in-person

inspections to ensure this property meets their individual needs.