






12/47 Majura Avenue, Dickson

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Rare One-Bedroom Gem with Study Nook and Courtyard in Canberra's Inner North

FOR SALE

430,000+

AGENTS

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AGENCY

LJ Hooker Gungahlin

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Set within the boutique "Muse" complex, this oversized one-bedroom residence combines contemporary comfort with an unbeatable Inner North lifestyle. Designed with a focus on style and livability, Muse offers secure underground parking, a welcoming lobby with intercom access, and modern finishes throughout - making it a standout choice for those seeking the ultimate Inner North address.

Spacious and light-filled, the apartment flows seamlessly from the open-plan living area to a private balcony and leafy courtyard, giving you the rare luxury of two outdoor spaces. A dedicated study nook enhances everyday practicality, ideal for working from home or study.

Just moments from Dickson's buzzing cafés, restaurants, shops and light rail, this home delivers the perfect balance of lifestyle and convenience. Whether you're a first-home buyer, downsizer, or savvy investor, it's a property that truly ticks all the boxes.

Highlights:

- Oversized one-bedroom unit in the sought-after "Muse" complex

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Architecturally designed for style and livability in the Inner North
- Open-plan living with seamless indoor-outdoor flow
- Private balcony plus generous courtyard for outdoor living
- Dedicated study nook - perfect for working from home
- Secure underground parking and lobby with intercom access
- Walk to Dickson shops, cafés, light rail and parkland
- Fabulous Inner North location with quick CBD access

Essentials: (Approx.):

- Living size: 53 m2
- Courtyard: 23 m2
- Balcony: 6 m2
- Total combined area: 82 m2
- Rates: \$2,447 p.a
- Land tax: \$3,461 p.a (investors only)
- Strata Levies: \$4,485 p.a
- Strata Manager: Civium Strata Management
- Rental Estimate: \$500 - \$530 per week
- Age: 12 years old (Built 2013)
- EER: 6

MORE DETAILS

Property ID	35WYGCY
Property Type	Apartment
House Size	60 m2
EER	6
Including	Air Conditioning

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