



17/14 McGowan Street, Dickson

## Top-Floor Apartment With Leafy Outlook in a Prime Dickson Location

Positioned in a quiet, leafy pocket of Dickson, this top-floor one-bedroom apartment offers an ideal blend of privacy, comfort and inner-city convenience. Set away from the hustle while remaining moments from key amenities, the home is just a short walk to the light rail and only minutes from the Canberra CBD.

The apartment features a light-filled open-plan living and kitchen area with excellent bench space and a pantry, creating a practical and inviting space for everyday living. A private, leafy outlook enhances the sense of tranquillity and provides a perfect setting for morning coffee or relaxed entertaining.

The bedroom includes built-in robes and is serviced by a modern bathroom, while a European laundry adds further functionality. The apartment is pet-friendly and includes a secure car space, making it well suited to owner-occupiers and investors alike.

Located within easy reach of Dickson's shops, cafés and restaurants, as well as the city centre, this is a smart opportunity in a highly

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**FOR SALE**  
\$425,000+

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

connected and consistently sought-after suburb.

**Key Features:**

- Top-floor position with leafy outlook
- One-bedroom apartment with built-in robes
- Open-plan kitchen with pantry and generous bench space
- Modern bathroom and European laundry
- Pet-friendly complex
- Secure car space
- Walk to light rail and Dickson precinct

EER: 6  
Rates: \$646pq (approx.)  
Land Tax (for investors): \$830pq (approx.)  
Strata: \$1,435pq (approx.)  
Internal Living: 51sqm (approx.)  
Outdoor Living: 10sqm (approx.)  
Year Built: 2016

**Disclaimer:**

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

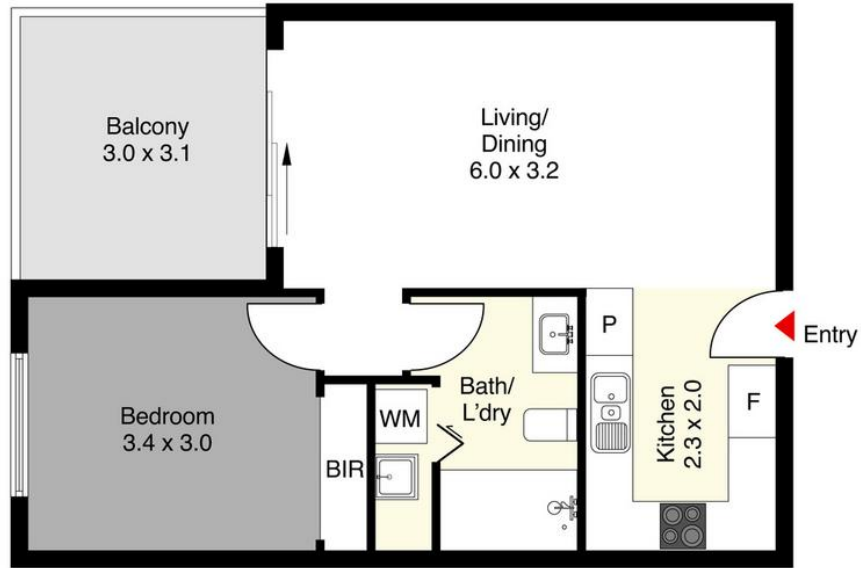
**MORE DETAILS**

Property ID	1UH3FMF
Property Type	Apartment
House Size	51 m2
EER	6
Including	Air Conditioning

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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