



Dickson, 519/6 Cape Street

Stylish Loft Apartment in Malabar

IN-ROOM AUCTION 25TH SEP 2024 AT 5:30PM | LOCATION: COCO REPUBLIC SHOWROOM, CANBERRA CITY

Bidding guide: \$480,000+

Welcome to Malabar, arguably Dickson's most sought-after address - for good reason! This building was meticulously designed with quality and convenience in mind. This stunning one-bedroom loft apartment is ideal first home buyers, downsizers or makes for an exciting investment opportunity!

Primely positioned on the top floor, this apartment is spread across two levels. This unique layout provides a spacious living area downstairs and a private bedroom retreat with a walk-in wardrobe and modern ensuite bathroom upstairs. Entertain guests with ease thanks to the added powder room on the lower level.



Disclaimer: 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.



Auction
Wed 25th Sep @ 5:30PM

View
Sat 21st Sep @ 12:45PM - 1:15PM

Contact
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hannah.green@ljkippax.com.au

EER ★★★★★★

LJ Hooker Kippax
(02) 6255 3888

With ducted reverse cycle air conditioning on both levels, double glazing, and secure basement parking with a storage shed, comfort and convenience are at your fingertips. For security, enjoy video intercom and swipe access to enter the complex.

You'll enjoy a modern kitchen complete with stainless steel appliances, including a dishwasher, and elegant stone bench tops. The east-facing balcony overlooks the lush internal gardens and views of Mount Majura, offering a serene space to unwind.

Currently rented for \$550 per week by a wonderful house-proud tenant. This is as much of a brilliant investment opportunity as it is a great place to call home. Whether you are ready to move in or simply land bank with someone who would love to stay on, it is a golden opportunity which must not be overlooked.

Living at Malabar comes with exclusive access to first-class facilities, including a heated pool, theatre room, gym, and beautifully maintained communal gardens. You can't beat the location, with the Dickson Town Centre on your doorstep, some the best restaurants such as Hanok Korean BBQ and CBD Dumpling House, as well as highly recommended cafe's such as Highroad and Folks Gallery. just a short walk away is the Dickson Interchange (bus and tram), offering convenient access to the vibrant Braddon and wider Canberra CBD.

Features you'll love:

- * One-bedroom loft apartment
- * Views of Mount Majura
- * Ducted reverse cycle air conditioning, remote access
- * Double glazing for comfort
- * Stainless steel appliances & dishwasher
- * Stone bench tops in the kitchen
- * European laundry with dryer
- * Powder room downstairs
- * East-facing Balcony
- * Secure basement parking & storage shed
- * Access to heated pool, theatre room, gym, and more
- * Located in the vibrant heart of Dickson, you're just steps away from cafes, shops, and everything this lively suburb has to offer. Don't miss out on this rare opportunity to own a piece of Dickson's best.

Rates: \$1,814 p.a. approx.

Land Tax: \$2,264 p.a. approx.

Body Corp: \$938 p.q. approx.

EER: 6.0

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More About this Property

Property ID	1HBYF9U
Property Type	Apartment
House Size	68 m ²
EER	6

Hannah Green 0422 381 055

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