



## FOR SALE

### BUY NOW TO SAVE \$22,000 IN STAMP DUTY- ONLY GROUND FLOOR APARTMENT LEFT!

Our owners change of plans, is your gain. Nestled in the heart of Dickson's vibrant precinct, this stunning 2-bedroom, 2-bathroom ground-floor apartment offers a modern, sophisticated lifestyle with convenience at every turn. Designed by Stewart Architects with interiors by Darren Palmer, this apartment boasts high ceilings, light-filled open spaces, and a seamless flow from the living area to a spacious private courtyard – perfect for entertaining or unwinding in your own alfresco oasis. The thoughtfully planned layout includes a master bedroom with ensuite and ample storage throughout, creating a refined and comfortable home.

Located in the luxurious Calypso complex by Art Group, this residence offers a full suite of amenities, including a well-equipped gym, shared workspaces, and a rooftop BBQ area with panoramic views. Secure parking, video intercom, parcel lockers, and electric vehicle chargers provide peace of mind, while beautifully landscaped gardens offer a peaceful escape in the heart of the city.

Located just minutes from both Canberra City and the vibrant heart of Dickson, this apartment offers the best of urban convenience and suburban charm. With the Light Rail Network at your doorstep, reaching Canberra's CBD is a quick and easy journey, putting government offices, shopping, and entertainment options within close reach. Meanwhile, Dickson's lively precinct, known for its eclectic mix of cafes, restaurants, and specialty shops, is only a short stroll away. Enjoy the luxury of city access combined with the laid-back, community-oriented feel of Dickson, making this location ideal for anyone looking to embrace a balanced lifestyle.

With construction well underway, and estimate completion September-October 2025 now is your chance to secure your future home.

#### Apartment Highlights:

- Spacious, modern 2-bedroom, 2-bathroom ground-floor apartment designed for ultimate comfort and functionality
- Master bedroom with ensuite and built-in robe for added privacy
- Open-plan living and dining area that seamlessly flows to a private deck/alfresco space, perfect for indoor-outdoor entertaining
- 3.3 metre high ceilings and floor-to-ceiling windows enhance the light-filled, open feel

2 BED | 2 BATH | 1 CAR

PRICE:  
\$749,000

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.