

4/304 NORTHBOURNE AVENUE, DICKSON, ACT, 2602

Sarah Cooper  
FREELANCE AGENT



# FOR SALE

## STUNNING BRAND NEW GROUND FLOOR APARTMENT

Nestled within the vibrant Dickson precinct, this beautifully designed apartment offers a modern, sophisticated lifestyle with unbeatable convenience. Crafted by Stewart Architects with interiors by Darren Palmer, the home features high ceilings, light-filled living spaces and a seamless flow to a generous private courtyard — the perfect place to relax, entertain, or step out and wander to everything Dickson and Braddon have to offer.

Inside, the thoughtful layout includes a private master bedroom with ensuite, spacious open-plan living, and quality finishes throughout. High ceilings and floor-to-ceiling windows create an airy and uplifting feel, while premium appliances and smart climate control add everyday comfort.

Positioned within the luxurious Calypso complex by Art Group, residents enjoy a suite of resort-style amenities, including a gym, co-working areas, rooftop entertaining spaces and beautifully landscaped gardens. Secure parking, EV chargers, parcel lockers and video intercom provide peace of mind.

And with the Light Rail at your doorstep and Canberra City just minutes away, this location delivers the ultimate urban-connected lifestyle.

### Apartment Highlights

- Owner must sell — priced for immediate sale
- Modern 2-bedroom, 2-bathroom courtyard apartment
- Large private ground-floor courtyard with direct walk-out access
- Perfect indoor–outdoor flow for entertaining or alfresco living
- Master bedroom with ensuite & built-in robe
- Open-plan living with 3.3m high ceilings & floor-to-ceiling windows
- Fisher & Paykel appliances including washer/dryer combo
- Reverse-cycle air conditioning with Smart Wi-Fi control
- Premium fixtures throughout
- 67.5m<sup>2</sup> of internal living + 25.5m<sup>2</sup> of courtyard
- First-year body corporate: \$2,690
- Ground-floor position offering convenience and privacy

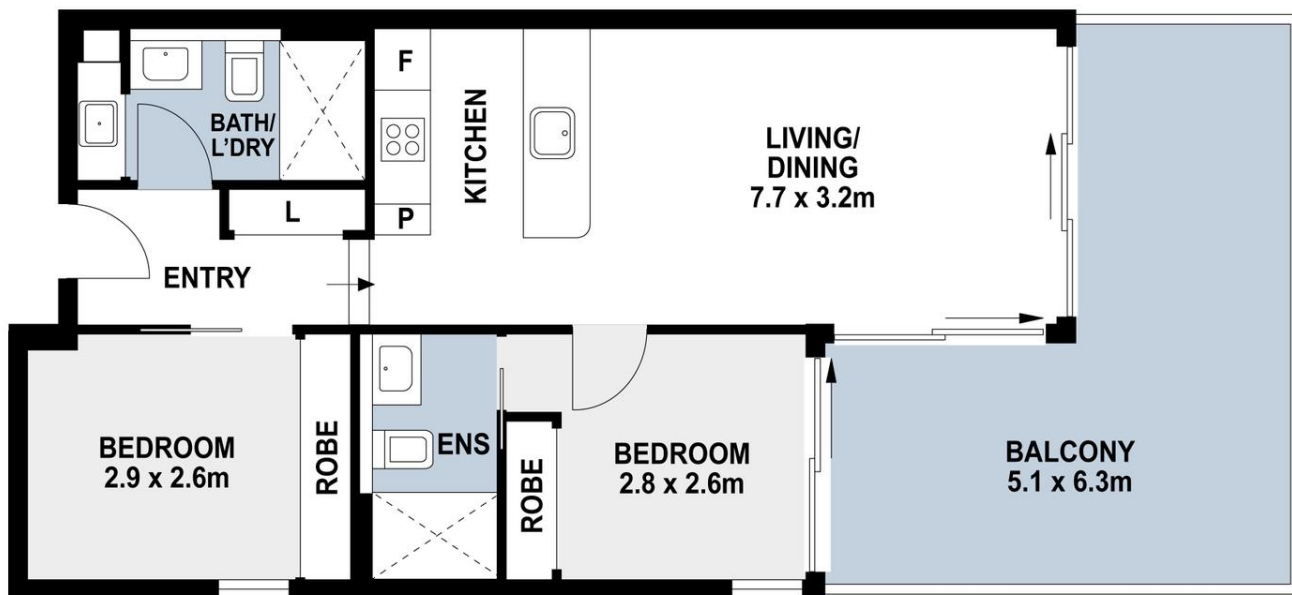
2 BED | 2 BATH | 1 CAR

PRICE:  
690,000

OPEN FOR INSPECTION:  
N/A



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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.