



# FOR SALE

## BRAND NEW AND WAITING FOR YOU

Apartment 109 offers a rare opportunity to secure a spacious, beautifully designed residence in the vibrant heart of Dickson. Perfectly positioned on the first floor of the architecturally striking Calypso complex, this two-bedroom, two-bathroom home is ideal for those seeking lifestyle, comfort, and effortless convenience.

Step inside and discover 80m<sup>2</sup> of thoughtfully crafted internal living, with a smart floorplan that places the two bedrooms at opposite ends of the apartment – offering ideal privacy for couples, guests, or shared living. The master features its own ensuite, while the second bedroom enjoys direct access to the main bathroom, creating a layout that feels both practical and peaceful.

The open-plan living and dining area flows naturally onto a generous 13m<sup>2</sup> covered balcony – the perfect spot for morning coffee, after-work drinks, or simply enjoying the tree-lined outlook in this elevated, quiet position.

High-end finishes throughout – including Fisher & Paykel appliances, engineered timber floors, and smart climate control – make daily living a pleasure. Whether you're relaxing at home, entertaining friends, or heading downstairs to the vibrant Dickson precinct, this is a lifestyle that works effortlessly for you.

### Apartment Highlights:

- Spacious 2-bedroom, 2-bathroom layout with 80m<sup>2</sup> of internal space
- Bedrooms positioned on opposite sides of the apartment for added privacy
- Master with ensuite; second bedroom with direct bathroom access
- Open-plan kitchen, dining & living area flowing onto balcony
- Fisher & Paykel appliances including oven, cooktop, dishwasher, and washer/dryer combo
- Reverse-cycle air conditioning with Wi-Fi smart control
- Engineered timber flooring and premium fixtures throughout
- NBN
- Window coverings included
- Integrated double door fridge & freezer
- Secure car space and video intercom for peace of mind
- First-year body corporate: approx. \$3,170
- 80m<sup>2</sup> approx. of internal living

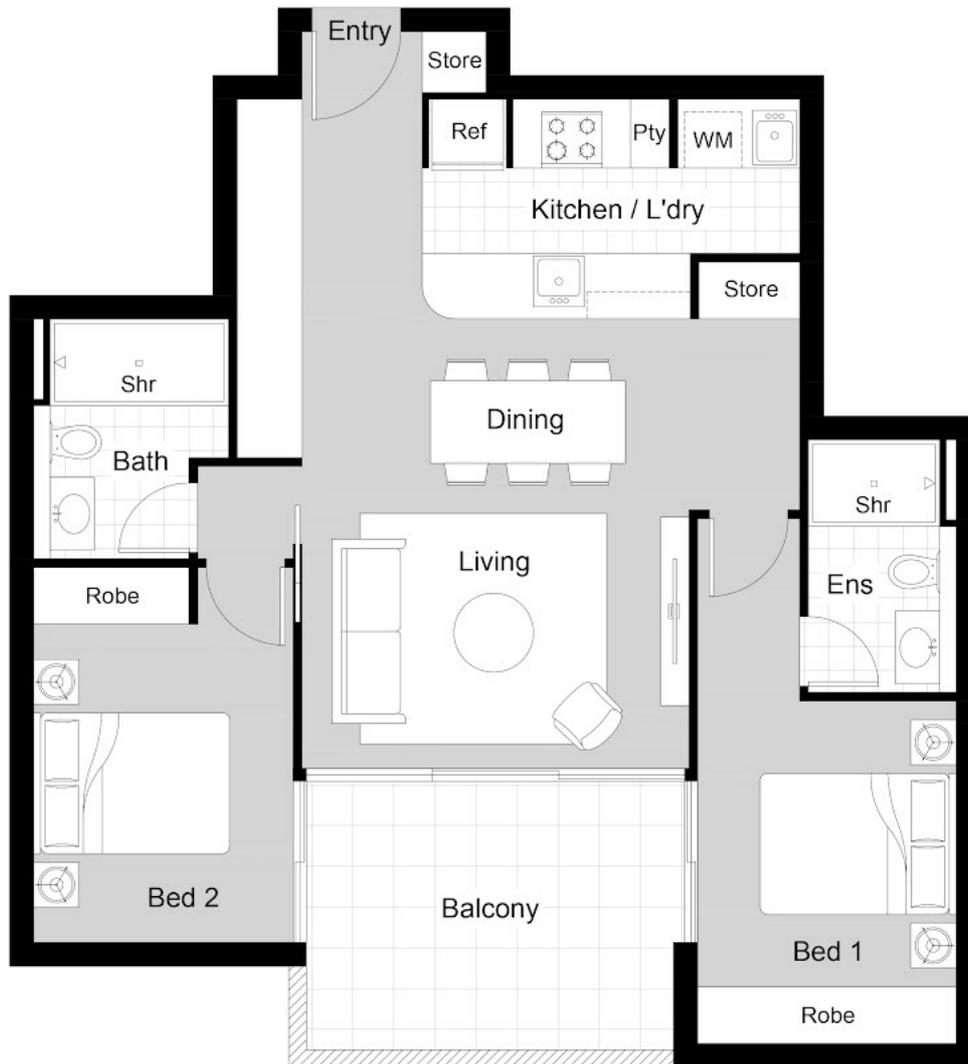
2 BED | 2 BATH | 1 CAR

PRICE:  
\$735,000

OPEN FOR INSPECTION:  
Mar 15 at 11:00am - 11:30am  
Mar 17 at 11:30am - 12:30pm



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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.

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