

**1/105 Dooring Street, Dickson, ACT 2602**

home by holly

**Apartment For Sale**

Friday, 29 March 2024

1/105 Dooring Street, Dickson, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$554,000+**

No.1 calls to those who crave the peace of natural immersion, dream of an easy-care lifestyle, and feel very much at home within the vibrant, cultural offerings of the city. This light filled sanctuary is arranged in an elegant open plan and drifts to a sunny courtyard garden. Epic windows draw light deep into the home and frame a rich oasis of botanical colours and textures. Dooring Street is a sought-after loop street with a mix of historical homes and shiny new builds. This gorgeous two-bedroom, ground floor apartment is part of a boutique development of only six, and places you front and central within the action of the inner north. Moments from the bustling Braddon and Dickson precincts, minutes from the CBD, surrounded by green spaces, the home gifts the best of both worlds. The building cuts a fine figure within the leafy domain, as twin towers, flat roof line and reflective panes of glass, lend a minimalist contemporary vibe. Age-old oak trees line the street, and there is a saturation of dappled garden light, an elemental peace. A central path ushers past beautifully landscaped gardens, as large glass doors open to a central stairwell, flooded with golden light. The home is animated by a mix of bespoke glazing's that make the most of the light and the garden views. Ribbon windows are like glowing exclamation points as larger panes of muntin glass divide the landscape into painterly squares. Floor to ceiling glass sliders open, connecting the courtyard to the main living area. A modern kitchen is housed neatly in one corner of the open living and dining, where a long peninsula gifts communal seating. Stone benchtops meet ceramic splashback in warm clay as banks of crisp white cabinets take care of storage. We love the contrast of the black countertops with the soft white on white scheme of the whole apartment, and the complimentary muted natural tones that imbue both the kitchen and bathroom with a concordant earthy materiality. The large master bedroom is focused largely on the leafy frontage, with wall of sectioned awning windows capturing light, breeze and aspect. A bank of built-in robes keep things soothingly minimal and there is the ease of an adjacent family bathroom. The second bedroom also feel spacious with its seamless storage and large windows. Notably there is also a neatly housed European laundry, and secure basement parking with additional storage. The courtyard is the place to be during the elongated days of summer, where lazy living meets long afternoons catching up with family and friends. A Japanese maple is planted in one corner and synthetic grass gifts a natural feel without the need for mowing. A side gate means friends can come-and-go with ease. The perfect northern solar orientation means there is a place to bask during the colder months, as sunlight is banked within the ceramic floors, warming the living area, cheering the whole home. Dickson is a sought-after village, known for its central locale within the dynamic inner-north. Resting at the foothills of Mt Ainslie, surrounded by green spaces, it has a relaxed village vibe. It is an easy stroll to the famous Dickson precinct for shopping and choice of international cuisine. Lyneham and Dickson wetlands, Hope St Playground, Ainslie Oval, Dickson Playing Fields, and Jandura Park are all close to hand and there is a choice of public and private schooling. Close to transport, and the famous Ainslie shops, the home, is also just a stone's throw from the dynamic Braddon precinct, the CBD, and the ANU. features..spacious two-bedroom apartment, on the ground floor with gorgeous leafy views.one of only six apartments.open plan, light-filled living flowing to sunny northern courtyard garden.prime location in the relaxed suburban enclave of Dickson.light filled with walls of sectioned, awning windows throughout.fully equipped kitchen with electric cooktop, rangehood, Bosch wall oven and dishwasher.stone benchtops, banks of storage including full-height pantry.two bedrooms with lovely leafy views and generous built-in-robes.central bathroom with shower and counter-top basin and excellent storage.convenient European laundry.linen closet.rear courtyard garden with side gate access .two secure basement parks with storage cage.a few steps from Hope Street Playground and Blue Gum Preschool.handy to Wetlands, sporting fields and reserve .close to transport and a variety of schools and colleges.close to Ainslie shops, Dickson and Braddon precincts, the ANU and the CBD EER: 4Living area: 72m2 (approx)Body corporate: \$1044 p/q (approx)Rates: \$2,407.00 pa (approx)Land tax: \$2,605.00 pa (approx)