

14/18 Dooring Street, Braddon, ACT 2612



Apartment For Sale

Sunday, 10 December 2023

14/18 Dooring Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 80 m2

Type: Apartment



Chris Uren
0407466199



Lukas Santinon
0487651275

Offers over \$630,000

Peacefully positioned in this quiet pocket in Braddon, you will adore the leafy streetscape and outlook with a north facing aspect with plenty of natural light throughout here. Planned to move straight into and enjoy now, this charming 2-bedroom residence has been tastefully updated with new carpets, freshly painted & updated lighting ready for you. Internally, the spacious open plan layout has been well-designed to cater to your lifestyle with generous options to create separate living areas. With plenty of space to spread out and relax in comfort enjoy the flexibility to establish an inviting lounge room for day-to-day living, as well as a separate dining area for hosting guests in style. There is also additional space for a desk to work or study from home. One of the highlights is the 24m² entertaining balcony that offers you exceptional value in terms of outdoor space. Dedicating itself to any occasion, the size of the balcony allows you to establish two outdoor settings with a separate lounge, table, or barbecue area, ideal for hosting friends, family and relaxing peacefully outside admiring the leafy outlook in the sun. The kitchen connects nicely with the dining and outdoor areas when entertaining or for family meals. With a practical layout that maximises the living areas, the kitchen offers a combination of Blanco stainless steel appliances, 20mm stone benchtops with plenty of bench space for meal preparation, ample pantry, and cupboards, to cook all those homemade meals to perfection. With peace and privacy in mind, both bedrooms are quietly positioned away from the living areas. With high windows for added light, each room has new carpets installed and well-sized with built-in wardrobes. The main bedroom offers an ensuite, whilst the main bathroom offers easy access to the second bedroom, ideal for any guest or housemate. Create a lifestyle built around comfort and convenience living within easy walking distance to the Light Rail and into Lonsdale, Mort Street, and the City Centre with a selection of great restaurants, bars, cafes, pubs, and amenities to keep your social calendar busy. For any first home buyer looking to enter the market, a live-in owner wanting to take advantage of this premium location, or the astute investor seeking an addition to their portfolio, this property is sure to tick all the right boxes and more. Summary of features: Updated 2-bedroom 'Avanti' residence with a leafy outlook Freshly painted within & updated lighting New carpets in the bedrooms North facing aspect with plenty of natural light 2 separate car spaces in the basement car park with a storage shed Ultra-convenient location nearby Ainslie, Dickson & Turner & Braddon precinct Spacious open plan layout for day-to-day living Large entertaining balcony with space for two outdoor settings Separate living area & dining space for relaxing in comfort & hosting guests Reverse cycle split system air-conditioning High 2.6m ceilings Timber bamboo flooring in the living areas & hallway Roller blinds to the living area & bedrooms Practical kitchen layout with 20mm stone benchtops Blanco oven, cooktop & dishwasher Ample pantry & cupboard space Main bedroom with mirrored sliding wardrobes & an ensuite Second bedroom with built-in robes High windows in the bedrooms for added natural light Full height tiling, vanity units & sizeable showers in the bathrooms Linen cupboard European style laundry with a clothes dryer Intercom access Vacant & ready to move & enjoy Located close to: Lonsdale & Mort Street (Lazy Su, Assembly, Hopscotch and more) Ainslie Football Club & playing ovals The Canberra Centre & CBD Macarthur & Ipima Light Rail The Duxton & RUC bowls club Dickson shopping precinct The Howling Moon Rooftop Bar Key figures: Living area: 84m² Balcony: 24m² Rates: \$2,674 p.a. (approx.) Land tax (investor's only): \$3,558 p.a. (approx.) Strata: \$9,103 p.a. (approx.) EER: 6