

**202/55 Dooring Street, Dickson, ACT 2602**



**Sold Apartment**

Friday, 1 September 2023

202/55 Dooring Street, Dickson, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 78 m2**

**Type: Apartment**



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**\$627,000**

This stunning near new apartment in the "Mulberry" development offers an exciting city fringe lifestyle opportunity. The 2 bedroom apartment boasts light filled open plan interiors with an ideal aspect away from the noisy Northbourne Avenue. Located in a development finished to the highest standard, and with resort style facilities on offer, this truly is an apartment you will want to come home to and never leave. Apartment 202 is ideally positioned on the 2nd floor of the building. It's unique position in the building towards Dooring Street means being on the quiet side of the building ensures your home here will always feel like your very own private retreat. The open plan living spaces are generous in size & offer high ceilings and full height glass windows and doors, giving a real sense of space throughout the property. The kitchen is a real highlight with its size and functionality and is complete with modern finishes include 40mm stone surfaces, quality soft close cabinetry & Fisher & Paykel appliances complimenting the generous storage & a large breakfast bar which is perfect for cooking all those homemade meals to perfection. The modern bathrooms both feature designer finishes including full height tiling, custom built vanity units, semi-frameless shower screens & backlit mirrors. Storage has been well catered for throughout the apartment, including generous built-in robes in both bedrooms, full height linen cupboards, overhead cupboards in the kitchen, drawers under benchtops, storage cage in the basement and bathroom recessed mirrored cabinets. The large covered balcony runs the full width of the apartment, and is accessible from all rooms, allowing cross flow ventilations throughout the apartment, however also giving complete flexibility to the use of the outdoor entertaining areas. It's easy to picture yourself enjoying all those morning coffee. The resort style facilities on offer within the development sets a whole new standard for apartment living in Canberra. By taking the lift located only metres from your front door you can access the rooftop area which includes a heated swimming pool, day bed relaxation area, BBQ area, communal garden & zen garden. In addition to this the ground level offers a host of secured landscaped areas & a dog park with integrated seating & feature lighting in the evening. The ultra-convenient location here puts everything within easy reach, and with the Macarthur Avenue light rail stop being only 200m away, you will never be left wanting for easy transport options. Whilst you could easily do away with the car, parking is included within the basement, along with a separate storage cage. Ideal for either live-in owners or investors, this apartment represents an exciting opportunity to buy into this new landmark building.

Summary of features:

- Near new apartment in the recently complete "Mulberry" development
- Development completed by Art group (Complex of the year 2022)
- 2 spacious bedrooms
- 2 bathrooms
- 1 car space with storage cage in basement
- Practical & functional floor plan with segregated bedrooms and bathrooms
- Designer kitchen with 40mm stone surfaces & soft-close cabinetry
- Fisher & Paykel appliances (including gas cooktop)
- Full floor to ceiling double glazed windows
- Reverse cycle heating & cooling (split system)
- European style laundry with washer/dryer
- Voice and video intercom
- Near Macarthur Avenue light rail stop
- Rooftop Zen Garden overlooking Mount Ainslie
- Rooftop heated pool with Black Mountain & mount Ainslie views
- Rooftop BBQ area and day beds
- Rooftop communal garden
- Ground floor landscaped gardens and sitting areas
- Free access to Wi-Fi in all communal areas
- An Embedded Network to supply power, hot water, and internet at a more cost-effective rate than standard
- Electric bike-sharing facilities
- Pop car-sharing facilities
- Courier locker facility
- Near Macarthur Avenue light rail stop
- Located close to Dickson shopping precinct

Key figures (approx.):

Total area: 92m<sup>2</sup> Living: 78m<sup>2</sup> Balcony: 14m<sup>2</sup> EER: 6 Built: 2022 Rates: \$1,838 per annum Land tax (investor's only): \$2,196 per annum Strata fees: \$3,421 per annum