

**217/17 Dooring Street, Braddon, ACT 2612**



**Sold Apartment**

Wednesday, 27 September 2023

217/17 Dooring Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Tahmeed Towfiq

0262497700

**\$395,000**

This exquisite 1-bedroom apartment offers modern living with a touch of luxury. With its west-facing orientation, open-plan layout, and an array of amenities, this apartment is the epitome of comfortable urban living. Braddon is renowned for its vibrant atmosphere and is home to some of Canberra's finest dining establishments, boutique shops, and cultural experiences. With easy access to public transportation, you're connected to all that Canberra has to offer, including government offices, universities, and recreational areas. key features:- Located in Braddon but in a quiet area- West-facing balcony looking into- Spacious open-plan design, perfect for modern lifestyles- Larger than usual balcony, ideal for outdoor entertaining and relaxation- Reverse cycle split system heating and cooling- Private parking with storage area- Access to gym in the complex- Public transportation a stone's throw away- Separate European laundry- Study nook for a number of uses- Newly installed LED lighting through outEssentials:- Indoor area: 50 sqm- Outdoor area: 12 sqm- Strata: \$5,684 p.a. (approx)- Rates: \$1,790 p.a. (approx)- Land Tax: \$1,919 p.a. (approx) investors only- Rental estimate: \$490 - \$500 p.w.- EER: 6 stars