

**24A Dooring Street, Braddon, ACT 2612**

**MARQ**

**Sold House**

Thursday, 10 August 2023

24A Dooring Street, Braddon, ACT 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 239 m2**

**Type: House**



Dimi Romero  
0434968209

**\$1,307,000**

'The Kew' - Combining luxury, convenience and sophistication, this impressive three bedroom double garage executive town home provides a great lifestyle opportunity in arguably Canberra's most popular and vibrant precincts. Featuring an open plan design perfect for entertaining, plus a huge private yard, this stylish property is perfect for the everyday professional. 'The Kew' is renowned for its luxurious finishes, superb attention to detail and breathtaking surrounds.- Set in Canberra's trendiest and most popular lifestyle precincts- Architecturally designed with striking modern facade- Opulent interiors - Spacious, sun drenched living with lush feel throughout- Ultra high ceilings and windows maximising light and space- Sunny Aspect with an abundance of natural sunlight- 131.07sqm of internal living, 168.53sqm incl. garage- 172.03sqm in total (combined living, garage and upstairs balcony)- Chic 40mm stone kitchen, quality Bosch appliances, 700mm gas cooktop- Double sink, Inbuilt microwave and dishwasher- Impressive master suite featuring a private balcony with picturesque views- Generous third bedroom and massive 2nd bedroom/multi purpose room- Designer bathrooms with full height honeycomb tiling - Free standing custom bath to main bathroom- Custom tapware- Smart lighting throughout- Ultra fast N.B.N. with fibre to the premises- Laundry with own WC- Quality window furnishing's combined with soft elegant tones- Timber flooring and high quality carpet- Ducted reverse cycle air-conditioning (Heating and Cooling)- Double glazed windows throughout- Entertaining area off main living onto spacious yard- Automatic garden watering system- Innovative multi-level design- Ample storage space- Large double auto garage with internal access (own separate driveway)- low body corp. fees - Walking distance to light rail transport system and multiple bus lines- Quality schools nearby, (Merici College, Daramalan College, Lyneham High School and North Ainslie Primary School)- Prime location, close proximity to CBD and many restaurants, cafes, bars, and urban amenity

Brief Summary:- Year of construction: 2020- Internal living area: 131.07sqm- Garage area: 37.46sqm- Balcony: 3.5sqm- Total area: 172.03sqm- Block Size: 239sqm- EER: 4.0- Rental Potential: \$1,000 - \$1,150 per week - Land tax: (If investment) \$4216 per annum- General Rates: \$3168 per annum- Strata fees: \$629.25 per qtr.- Sinking fund: \$45.00 per qtr.