

306/17 Dooring Street, Braddon, ACT 2612

LUTON

Sold Apartment

Monday, 14 August 2023

306/17 Dooring Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 84 m2

Type: Apartment



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Experience luxury living at its finest in this freshly renovated apartment, complete with modern lighting, new flooring, and plush carpets. Located on the 3rd floor of the delightful 'Valonia' complex, this spacious two-bedroom apartment boasts a convenient location. As soon as you step inside, you'll be impressed by the natural light, courtesy of the Northerly aspect. The apartment is light and airy, with a nice feel that will make you feel right at home. The open plan living and dining area is spacious and perfect for entertaining, and it's overlooked by a modern kitchen that features quality appliances and stone benchtops. Both bedrooms have built-in robes, and the master bedroom is complemented by ensuite, while the main bathroom services the second bedroom, making it great for visitors or shared living. Enjoy the view as you relax on the balcony with an afternoon drink or a morning coffee. The complex offers fantastic amenities, including a fully equipped gym, a barbecue area, and communal gardens where you can gather with friends and family. With two secure car spaces and a storage compartment, you can have peace of mind knowing your belongings are safe and secure. Located just a short walk from the light rail, this apartment is within moments of the Braddon commercial precinct and the CBD, where you'll find an array of restaurants and shops to choose from. Whether you're looking for a comfortable home to share with a loved one or a smart investment opportunity, this apartment ticks all the boxes. Don't miss out on this fantastic opportunity and schedule your inspection today.

Features;- Abundant natural light- Two bedrooms including ensuite to the master suite- Spacious open plan living and dining- Study nook, work from home ready- North facing balcony- Built-in robes to both bedrooms- New LED light fixtures- Freshly painted and new carpet throughout- Secure parking for two- Ample visitor parking below the building- Storage compartment- Fully equipped gym- BBQ and communal gardens area- Vacant and ready to go- Just a short walk to tram- Centrally located, within easy reach of the CBD- Just a few minutes drive to ANU- Transport routes to the North, East, West and South- Recent refurbishment of the complex- Strata fee \$992 P/Q Admin fund- Strata fee \$1,309 P/Q Sinking fund- Rates \$507 P/Q- Potential rent return \$700 - \$750/week- Approx 86m2 living- EER: 6.0