

313/17 Dooring Street, Braddon, ACT 2612

ARCHER

Sold Apartment

Monday, 14 August 2023

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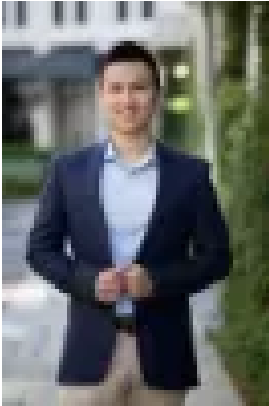
Bedrooms: 1

Bathrooms: 1

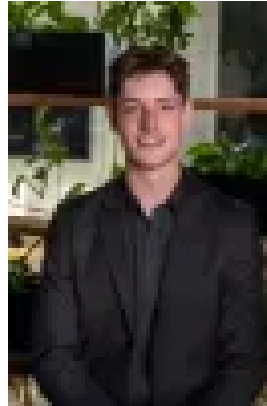
Parkings: 1

Area: 80 m2

Type: Apartment



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\$420,000

Discover the epitome of convenience in this spacious apartment, ideally situated just a short stroll from the Macarthur Ave Light Rail stop. Welcome to the highly sought-after "Valonia" complex, nestled in the heart of Braddon, Ainslie, O'Connor, Dickson, Canberra CBD, and Lyneham shopping precincts. Indulge in the vibrant atmosphere and enjoy the abundance of restaurants, shops, and cafes that await you. Perched on the third level, which is the top level on its side of the complex, this apartment offers an impressive open plan living and dining area adorned with beautiful floating flooring. Natural light cascades through the generous windows, illuminating the space and drawing your gaze towards the expansive balcony. From here, take in the serene, leafy street and breathtaking views of Mount Ainslie and Black Mountain, making it an idyllic spot for morning coffees and evening relaxation. Unwind in the generously-sized bedroom, easily accommodating a king-size bed, and take advantage of the built-in robe, providing ample storage space for your belongings. The modern, open-plan kitchen is a chef's delight, featuring a sleek stone benchtop, stainless-steel appliances, and abundant storage and pantry space. Additionally, a dedicated study-nook awaits, perfect for those working from home. Indulge in the fantastic amenities offered by the complex, including a fully equipped gym, a barbecue area, and communal gardens where you can enjoy memorable moments with friends and family. This rare opportunity awaits, with the current tenant scheduled to vacate on July 12th. Whether you're a first home buyer, downsizer, or investor, don't miss out on this exceptional property. Contact us now for further details and secure your appointment today!

FEATURES

- Oversized 1 bedroom apartment
- Facing tranquil and leafy street
- Floorboard through-out, easy to maintain
- Study nook, perfect for work from home
- Stainless-steel appliances
- Stone benchtop
- Open dining and living room with access to the balcony
- Reverse-cycle air conditioning
- Modern bathroom with floor to ceiling tiles
- European style laundry
- Secure basement parking space with storage cage
- Plenty of visitor parking
- Fully equipped gym, barbecue area and communal gardens
- Central location with light rail and public transport stops at your doorstep

Refrigerator and washing machine are included in the sale.

Particulars (all approx.)
Living: 64 m² + 16 m² balcony
Year Built: 2007
Strata: \$1,691/quarter
Rates: \$458/quarter
EER: 6.0

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