

315/17 Dooring Street, Braddon, ACT 2612

home by holly

Sold Apartment

Friday, 1 September 2023

315/17 Dooring Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Holly Komorowski
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Tenille Paul
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\$405,000

#soldbyholly \$405,000 This is your no excuses, 1 bed, 1 bath and 1 car apartment nestled in the vibrant neighborhood of Braddon. Offering a perfect blend of practicality and comfort, dooring.street presents a golden opportunity for both first-time homebuyers and investors. There's a nook for your microwave, when you can't be bothered to cook. Enough storage for that tent you bought on sale that you'll definitely use one day, and a balcony opening up to the complex gardens, a perfect space to unwind and sip on your morning coffee. With an EER of 6, you can rest easy knowing you've done your bit for the environment. Braddon is known for its energetic charm, and yet, despite being in the heart of it all, this apartment remains an enclave of peace. Positioned to activate a healthy lifestyle supporting work and play, the home is just minutes to Mount Ainslie, Haig Park, a range of eclectic restaurants, cafes, unique boutiques, fantastic coffee, and thriving bars. This dynamic central locale also places you within walking distance to the CBD, ANU, New Acton precinct and O'Connor shops. Throw in, ample green spaces, walking and biking trails, established trees and gardens, and you have an enviable city/village mix. The home is also close to transport including the light rail and metro city station, connecting you to the whole of Canberra. You'll never miss a sale, an event, or that 8am lecture at uni. Features: .enjoy the lifestyle and convenience of this contemporary one bedroom apartment only minutes to the city, transport, ANU, Braddon precinct and Ainslie shops.generous open-plan design incorporating kitchen with sleek modern lines, stone bench tops and stainless steel appliances including electric stove, oven, dishwasher.moveable island bench and fantastic kitchen storage .lounge room with sliding doors to balcony .double built-in mirrored wardrobes to bedroom.functional bathroom with shower, vanity and fixed mirror .compact European laundry with tub and dryer.linen cupboard .reverse cycle air-conditioning.video intercom system .communal gym, bbq and garden areas .secure underground parking .locked storage area in the basement FINE DETAILS (all approximate):EER: 6.0Built: 2007Zoning: RZ3Living size: 50 sqmBalcony: 11 sqmTotal: 61 sqmRates: \$1,446.84 paLand tax: \$1,865.48 pa (investors only)Admin: \$700.00 pqSinking: \$924.00 pqTotal: \$1,624 pqUV: \$61,200 (2023)Rental Opinion: \$430-\$470 p/week170 units in complex