

4 Dooring Street, Braddon, ACT 2612



Sold Duplex/Semi-detached

Sunday, 13 August 2023

4 Dooring Street, Braddon, ACT 2612

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 117 m2

Type:

Duplex/Semi-detached



Stephen Bunday
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Brenden Mowat
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\$1,175,000

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City Tucked away at the end of a serene cul-de-sac, yet still conveniently close to all the excitement, lies this fully renovated and charming 2-storey duplex. Situated less than 400m away from the MacArthur Avenue Light Rail Stop and just a short e-scooter ride to the vibrant streets of Braddon, the famous Ainslie shops and the bustling Dickson Centre, this location is nothing short of enviable. Energy efficiency is prioritised throughout, with double glazed windows and an impressive 4.8KW of solar panels adorning the roof. The kitchen, remodelled in 2018, boasts high-quality European appliances, including a Bosch dishwasher and induction cooktop. The laundry, renovated at the same time, provides ample space and easy access to the hills hoist clothesline in the backyard. There is also an additional toilet on this level, for added convenience. For year-round comfort, four reverse cycle units expertly control the climate. The open plan lounge and dining area, adorned with hybrid flooring, opens up through sliding doors to a spacious, covered, hardwood entertaining deck, complete with a ceiling fan. This area overlooks green grass and is the perfect entertainer's paradise. Upstairs, all three bedrooms are equipped with built-in robes, and the bathroom underwent a full renovation in 2018, adding a touch of modernity. For enhanced security, there are Crimsafe doors to both the front and back entrances, providing peace of mind. Additionally, a 5000L rainwater tank with a pump services the garden bed and vegetable patch. Ample off-street parking is available, with an oversized double garage. With 619sqm of land, there is potential aplenty here. It also happens to fall comfortably within the RZ4 redevelopment zone, ensuring a future-proof investment. At a glance; - Zoned RZ4 for future redevelopment - Kitchen, bathroom and laundry renovated in 2018 - Freshly painted throughout - 4x reverse cycle air conditioners - Double glazed throughout - 4.8KW solar - Crimsafe doors - Garden shed - 48sqm garage with automatic roller door - 40sqm covered hardwood rear deck with ceiling fan - 5-minute walk to Light Rail stop - 15-minute walk to Lonsdale Street, Braddon - 8-minute drive to Canberra CBD