

**406/17 Dooring Street, Braddon, ACT 2612**



**Sold Apartment**

Thursday, 10 August 2023

406/17 Dooring Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 86 m2**

**Type: Apartment**



Tim Russell  
0262411922



Jackson WhiteBrettell  
0426836516

**\$580,000**

Welcome to Valonia, where urban living meets contemporary elegance! Nestled at 406/17 Doring Street in Braddon, this vibrant complex offers a delightful residence that will exceed all your expectations. Boasting a coveted north-facing position, this two-bedroom gem is bathed in natural light throughout the day, creating a warm and inviting ambiance. The spacious living area provides a generous space for relaxation and entertaining, with excellent flow to the ample outside balcony, ensuring you'll always have room for your loved ones. One of the highlights of this exceptional property is its prime location. Situated at the heart of both the City and the thriving Dickson precinct, you'll enjoy the best of both worlds. Indulge in the bustling city life, with trendy cafes, gourmet restaurants, and boutique shops just moments away. Immerse yourself in the vibrant culture and diverse community offerings in Dickson. Wander to the iconic Ainslie shops. All within a 15 minute walk from the complex. Valonia stands out from the rest with its commitment to quality development. Meticulously designed and built to the highest standards, this residence offers a seamless blend of modern aesthetics and functionality. You'll appreciate the attention to detail and the luxurious finishes that elevate the living experience. Don't miss your chance to secure this remarkable property and make it your own. Please speak with Tim Russell at 0416 087 834 or Jackson White- Brettell at 0421 479 376 for further information or a private inspection. Features include: Two bedrooms with built in wardrobes Reverse cycle air conditioning in both the lounge in main bedroom Ensuite bathroom Large north facing balcony Full size kitchen Study nook Two car secure parking Gym in complex Secure lifted access Easy access to both the thriving city life and buzzing Dickson precinct Apartment 86m<sup>2</sup> + Balcony 24m<sup>2</sup> -Total = 110m<sup>2</sup> Rates: \$2,038.33 pa approx Body Corporate inc. Sinking Fund: \$2334.49 per qtr EER: 6.0 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.