

# 415/55 Dooring Street, Dickson, ACT 2602



## Apartment For Sale

Saturday, 20 January 2024

415/55 Dooring Street, Dickson, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 93 m2**

**Type: Apartment**



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**\$699,000+**

New to the market is this modern and stylish apartment offering a comfortable lifestyle in a convenient location. This apartment has NEVER been leased out and it is in the 'As new' condition. Located in the ever popular Mulberry complex which is finished to the highest of standards, this apartment is perfect for those who are looking for something to call home or an investment. This property ticks all the boxes with its functional design, proximity to everything you need, and resort style amenities. The open plan living and dining will leave you speechless, with ample natural lighting and plenty of space to entertain your family and friends. The kitchen is what dreams are made of for those who love to cook, with ample pantry and storage space. It also comes with quality upgraded stainless steel appliances (all branded as MIELE), a natural gas cooktop, fully integrated dishwasher, and beautiful 40mm stone benchtops. Cleverly designed to provide both bedrooms with privacy, they're located on opposite sides of the apartment, both with individual access to the balcony. The master bedroom includes a spacious walk-in robe with his and hers sides, plus a generously sized ensuite with plenty of storage space. The second bedroom includes a good sized built-in robe and has direct access to the main bathroom. Both bedrooms have direct access to the balcony where you can kick back after a long day. The extra cabinet in the living area creates more room for storage. The option to purchase this apartment with high-end furniture package would make it so easy for you to move in and enjoy without the hassle of furniture shopping.

**Apartment Features:**

- Never been leased out, in an 'As new' condition.
- High-end furniture package to be included (optional)
- 4rd floor apartment in the highly sought after Mulberry complex.
- Beautiful mountain view
- Designer kitchen featuring 40mm stone benchtops and soft close cabinetry
- Upgraded MIELE appliances including natural gas cooktop, oven, and integrated dishwasher
- European style laundry with washer dryer combination
- Master bedroom features large walk-in robe and ensuite with ample storage space
- Bedroom 2 features built-in robe and direct access to the balcony
- Floor to ceiling tiles in both bathrooms
- Double glazed windows and sliding doors, with quality roller blinds
- Reverse cycle heating and cooling
- Designed by Cox Architects
- HIA award winning Apartment Complex of the Year 2022
- HIA award winning Outdoor Project of the Year 2022

**Mulberry features:**

- Heated rooftop pool and BBQ dining area
- Cabana area with sunbeds
- Communal vegetable gardens and zen garden
- Landscaped common garden areas on ground level
- Free Wi-Fi throughout communal spaces
- Exclusive access to BYKKO bike sharing services
- Exclusive access to Popcar car sharing services

**Location and Convenience:**

- Within 5 minutes' walk to light-rail
- Within 9 minutes' walk to Lyneham High School
- Within 10 minutes' walk to Dickson shops
- Within 4 minutes' drive to Brindabella Christian College
- Within 5 minutes' drive to CBD
- Within 6 minutes' drive to ANU

**Living:** 78m<sup>2</sup> (approx.) **Balcony:** 15m<sup>2</sup> (approx.) **Total Built:** 93m<sup>2</sup> (approx.) **Rates:** \$1,900/yr (approx.) **Body Corporate:** \$ 3,200/yr (approx.) **Year Built:** 2022

This apartment will not stay in the market for long. Please contact agent for more information or arrange an exclusive viewing.