

**808/17 Dooring Street, Braddon, ACT 2612**



**Unit For Sale**

Saturday, 25 November 2023

808/17 Dooring Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

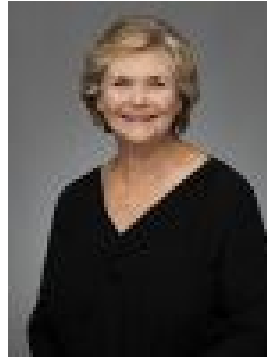
**Parkings: 2**

**Area: 98 m2**

**Type: Unit**



Michael Braddon  
0408446793



Geraldine Rutherford  
0412060792

**\$579,000+**

Discover the epitome of urban elegance at 808/17 Dooring Street, Braddon. This apartment not only offers a sophisticated lifestyle but also boasts breathtaking panoramic views of the cityscape. Nestled in the heart of Braddon, this residence puts you at the centre of Canberra's vibrant culture, renowned eateries, and stylish boutiques. Live where the city comes alive! Wake up to a visual masterpiece every day. With incredible views over the city skyline towards Mount Ainslie, providing an ever-changing backdrop from sunrise to sunset. Immerse yourself in a contemporary and timeless design. The open-plan living spaces seamlessly blend style and functionality, creating the perfect atmosphere for both relaxation and entertainment. For the culinary enthusiast, the gourmet kitchen is equipped with quality appliances and ample counter space. Cooking with a view has never been this inspiring. Both bedrooms are spacious and include built-in robes, offering tranquillity and comfort, allowing you to escape the hustle and bustle of city life. Convenience meets security with two dedicated parking spots, ensuring a stress-free city lifestyle. Enjoy access to communal areas that elevate your living experience – with a fully equipped gym and a barbecue area, creating opportunities to connect with neighbours or simply unwind against the backdrop of the city lights. With easy access to public transport, your new home ensures you're always well-connected to the rest of the city. Elevate your lifestyle and embrace the urban allure of 808/17 Dooring Street, Braddon. Don't miss the chance to own a piece of Canberra's most coveted real estate with unparalleled views. Features:- Apartment size: 98m<sup>2</sup>- Light rail right at the doorstep- Short walk to Ainslie shops - Walking distance to Dickson, Braddon & Civic- Open plan living and meals area- Kitchen with plenty of bench space- Bedroom one with built-in robe & ensuite- Bedroom two with built-in robe- Large balcony with outstanding views- Two secure parking spaces with a storage cage- Communal fully-equipped gym- Communal barbecue area- Separate study nook- Great community in the building- Visitors parking- Year built: 2007 Cost breakdown Rates: \$529 p.q Body Corp: \$2,269.08 p.q Potential rental return: \$630 - \$680 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.