

**903/17 Dooring Street, Braddon, ACT 2612**



**Sold Apartment**

Friday, 1 September 2023

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$480,000**

Perfectly positioned in the brilliantly located 'Valonia' complex, this large two-bedroom apartment is beautifully presented and ready for its new owner to call home! The apartment has an open floor plan with a generous lounge, dining room and kitchen and good-sized bedrooms. The jewel in the crown, though, is the top floor location and no common walls to share with other apartments - giving you peace, quiet and privacy! You will love the wonderful views to Black Mountain and beyond from an oversized balcony off the living area and the bedrooms come complete with built-in robes while further amenity is provided with a fully equipped gym, well maintained communal garden areas and a private barbecue area. Your year-round comfort is ensured with split system reverse cycle air conditioning. Complete with secure basement car parking, a lockable storage shed and ample visitor parking this apartment is ideal for first home buyers or investors and in such a sought-after location presents an opportunity not to be missed! Sitting at the fringe of the City and still central to the inner north bike network, O'Connor Ridge and the Brindabella Ranges. You'll enjoy the wonderful local shops of Dickson, O'Connor and Ainslie being on your doorstep while also being able to indulge in the cafés, restaurants, bars and shopping hubs of Braddon and the City Centre just moments away. Don't miss your chance to secure this beautiful property and come along to the next open home or, for further information call Andrew on 0403 169 259. Features: Top floor apartment with no common walls Two generous bedrooms both with built-ins Open-plan design with large living area Kitchen with stone benchtops and stainless-steel appliances European laundry Split system reverse-cycle air conditioning Secure intercom access to the building Basement car space with storage cage and lift access Ample visitor parking Residents only Gym Communal garden with BBQ area Easy access to the City and Dickson precinct Light rail access to Dickson and the City Walk to Haig Park Markets and local shops & ovals