

111/17 Dooring St, Braddon, ACT, 2612

Apartment For Sale

Wednesday, 6 November 2024



111/17 Dooring St, Braddon, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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Ground floor courtyard space, east aspect, treetop canopy above, this is perfect!

A unique property amongst the typical apartment offerings, it's often sought and seldom found where an apartment has a huge living area opening to an even larger courtyard with gated access. This home is private in orientation, captures morning sun and is the ideal way to start your day (you wouldn't want to be facing west on those 35-degree days, or south in winter with no sun at all!)

Fully furnished with a Periodic tenancy in place, you can either move in with vacant possession and 60-day settlement, or keep the tenant and furniture with a rent return at \$550pw!

This property combines it all for great liveability in the near centre of the Inner North. Offering a true easy lock up and leave lifestyle with Braddon, Ainslie, Turner and Dickson a short stroll away with a light rail stop only 270m from your front door. Set in a location with many conveniences, simply move in and enjoy!

Figures (approx):

Living size: 63sqm Courtyard size: 33sqm Year of construction: 2007 Rates: \$1,900pa Land tax (if rented): \$2,288pa Rental return: \$550pw fully furnished on Periodic lease. Possession: Either keep the tenancy for investors, or settle vacant possession with 60 day settlement to move in. Strata fees inc sinking fund: \$6,589pa - currently repaying loan on non-structural facade work upgrades (caulking, waterproofing, tiling, render, painting) that were completed in 2019.

Apartment features (approx.):

Ground floor East aspect Spacious living areas and bedroom Built-in floor to ceiling mirror wardrobes High ceilings Open plan design Kitchen island bench on wheels for manoeuvrability Floor to ceiling windows Floor to ceiling bathroom tiling Semi frameless shower screen Stone bench tops Stainless steel appliances Reverse cycle heating and cooling Basement car park and storage cage Valonia development features:

Intercom entry Quality construction Residents' gym & BBQ area Restricted access single basement car space with storage cage Short walk to local amenities, light rail, Braddon and City CBD's Location (according to Google Maps):

200m to Northbourne Ave bus stops 270m to Northbourne Ave light rail stop 450m to Ainslie Football Club 3min drive - 1.1km to Braddon shops, restaurants, cafes, pubs 3min drive - 1.1km to Ainslie shops, restaurants, cafes, pubs 3min drive - 1.3km to Dickson shops, restaurants, cafes, pubs 3min drive - 1.3km to Turner shops, restaurants, cafes, pubs 3min drive - 1.5km to Lyneham shops, restaurants, cafes, pubs 4min drive - 2km to City CBD