



## Braddon, 409/17 Dooring Street

### One Bedroom In Great Location

This one bedroom apartment is located in 'Valonia' complex, a great location with public transport just around the corner, only a drift away from bike ride or drive to Dickson shops and the City, both having plenty of restaurants, cafes and shops on offer.

The apartment offers open plan living and opens on to a large balcony. The kitchen has stainless steel appliances including dishwasher and electric cooking.

Features include:

- Open plan living
- Reverse cycle heating and cooling
- Kitchen includes dishwasher
- Built-in robes
- Lift access to car park
- Gymnasium on the ground floor



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2D40FHK](http://ljhooker.com.au/2D40FHK)

EER ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

No current EER

This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

There is no embedded network.

#### Suburb Snapshot

The suburb is one of the oldest suburbs in Canberra, a relatively young city, settled in 1922 and gazetted as a division name in September 1928. It contained Canberra's first light-industrial area. In recent years this area has begun to be redeveloped as an entertainment and residential precinct. Other areas have been redeveloped with flats. It is now Canberra's most densely populated suburb.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

## More About this Property

<b>Property ID</b>	2D40FHK
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Balcony Gym Dishwasher

**LJ Hooker Canberra City (02) 6249 7700**  
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.com.au)



**LJ Hooker Canberra City**  
**(02) 6249 7700**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.