



601/17 Dooring Street, Braddon

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Modern comfort and convenience in a prime location

Enjoy the perfect balance of comfort and convenience in this thoughtfully designed apartment, featuring a generous living room that seamlessly connects to a spacious balcony-ideal for relaxing or entertaining. The modern kitchen comes equipped with an electric stovetop, oven, and a brand new dishwasher, while year-round comfort is ensured with reverse-cycle air conditioning in the living area plus ceiling fans in both bedrooms and the living room. Both bedrooms include built-in robes for ample storage, and the internal laundry with dryer adds everyday practicality.

Set in a prime location, this residence offers excellent amenities including a complex gym, communal garden, and BBQ area for social gatherings. Underground parking for one car adds peace of mind, while the nearby tram stop (just a couple minutes walk) provides easy access to the city and beyond. Perfectly combining lifestyle and location, this home presents an outstanding opportunity for modern, low-maintenance living.

Features

- Generous living room size
- Electric stovetop and oven

FOR RENT

Please Call

AGENTS

Antone Smith

Antone.smith@ljdickson.com.au

AGENCY

LJ Hooker Dickson

(02) 6257 2111

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.



- Brand new Dishwasher
- Reverse-cycle Air conditioning living room
- Fans in both bedrooms and living room
- Honeycomb blinds to keep heating/cooling costs
- Built-in robes in both bedrooms
- Internal laundry with Dryer
- Spacious balcony
- Single underground car space
- Prime location
- Complex Gym
- Communal garden and BBQ area
- Large visitor parking
- 3-minute walk to tram stop
- 5-minute drive to Dickson Restaurant Precinct
- 5-minute drive to Ainslie IGA
- 7-minute drive to Canberra Centre

Braddon is a vibrant inner-north suburb of Canberra, known for its trendy mix of modern apartments, boutique shops, and a thriving café and restaurant scene along Lonsdale Street. Popular with young professionals and creatives, it offers a lively urban atmosphere just minutes from the city centre, combining contemporary living with a touch of heritage charm.

Facts:

Availability: Now

Lease Period: 12 months

Applications: Applications will be accepted prior to viewing this property.

Parking: 1 allocated car space

Cooking: Electric oven and stovetop

Heating: Reverse Cycle Air Conditioning

EER: No current EER available

Adaptable housing and minimum standards: The property is exempt from the minimum ceiling insulation standard

Embedded networks: The property is awaiting information from the Owners Corporation

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

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON 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.

WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button available on our website
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further

inspection times.

MORE DETAILS

Property ID 1HKMT4F92
Property Type House
Including Study
Air Conditioning
Intercom
Balcony
Gym
Dishwasher
Built-in-Robes
Secure Parking
Remote Garage

Antone Smith

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