



## Braddon, 9/28 Torrens Street

Your Home, at the Dowling

Sought after complex of The Dowling is now on the market with this two-bedroom apartment!

Situated on Torrens Street in the heart of Braddon, this residence offers a perfect blend of modern convenience and vibrant city life, making it ideal for couples and savvy investors alike. The spacious open-plan layout is complemented by a private balcony, perfect for unwinding after a busy day or entertaining guests while enjoying city views.

Braddon is renowned for its eclectic mix of cafes, boutiques, and cultural hotspots, all just a stone's throw away from your doorstep. Enjoy leisurely strolls to nearby parks or immerse yourself in the local art scene. The area is also well-served by public transport, providing easy access to Canberra's broader attractions and amenities. Schools such as Ainslie School and Merici College add to the appeal for those looking to invest in a thriving community.



**For Sale**

Offers Over \$605,000

**View**

By Appointment

**Contact**

**Tahmeed Towfiq**

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**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.

EER ★★★★★

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

This apartment complex offers an array of premium facilities including an inground pool, gym, spa, and tennis court, ensuring that you have everything you need for a balanced lifestyle. With its prime location and impressive amenities, this property won't stay on the market for long. Don't miss your chance to secure a slice of Braddon's vibrant community- act now!

**Features:**

- Floorboards in living area
- Carpets in bedrooms
- Spacious living with dedicated living and dining areas
- Spa in ensuite
- Large kitchen
- Built in microwave
- Dual oven
- Split heating and cooling system
- Tennis court
- Gym
- Pool

**Essentials:**

- Strata: \$5,538 p.a. (approx)
- Rates: \$1,645 p.a. (approx)
- Land Tax: \$2,195 p.a. (approx) investors only
- Rental estimate: \$610 - \$640 per week
- Completion: December 2013
- Living area: 77 sqm
- Balcony: 7 sqm
- Total space: 84 sqm



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## More About this Property

Property ID	2DP7FHK
Property Type	Apartment
House Size	84 m2
EER	1
Including	Air Conditioning Intercom Pool Spa Tennis Court Balcony Gym Dishwasher Floorboards Built-in-Robes

**Tahmeed Towfiq 0469 706 586**

ACT & NSW Licensed Agent | [tahmeed.towfiq@ljhcanberracity.com.au](mailto:tahmeed.towfiq@ljhcanberracity.com.au)

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

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