



Braddon, 12 Dooring Street

Blue Chip Braddon Potential!

Tucked away at the end of a quiet cul-de-sac and so close to Braddon and the City Centre this charming three bedroom, two storey duplex is now ready for its new owners! If it's lifestyle that's important you'll love being only minutes from the MacArthur Avenue Light Rail Stop and just a short e-scooter ride to the vibrant streets of Braddon, the Ainslie shops and the bustling Dickson Centre and just a ten minute walk to the City Centre - this location is nothing short of sensational!

As well as being a perfect entry level opportunity the block is in the RZ4 Territory Planning Zone and could be land banked to reap the rewards of future development plans and ensuring you future proof your investment.

The property itself is a neat duplex sitting on a 428sqm allotment with a long northern flank and features an impressive 119sqm of living space. The home includes large, open plan living and dining areas, separate kitchen area and generously sized upstairs bedrooms



For Sale
\$1,070,000+

View
ljhooker.com.au/1HKM1VF92

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EER ★★☆☆☆☆



LJ Hooker Dickson
(02) 6257 2111

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.

(two with built in wardrobes). For added convenience there is also a downstairs powder room and your year-round comfort is ensured with split system reverse cycle air conditioning.

If you're looking to get your foot in the door in the tightly held inner north market you couldn't ask for a better opportunity. Close to schools, shops, playing fields, café's and restaurants this is the perfect chance so come along to the next open home or call Andrew on 0403 169 259 with any questions.

Features:

Three bedroom, two storey duplex

Two bedrooms with built-in robes

All 3 bedrooms located upstairs

RZ4 zoning for future redevelopment

Open plan living/kitchen/meals area

Separate laundry

Downstairs powder room

Split system reverse cycle air conditioning

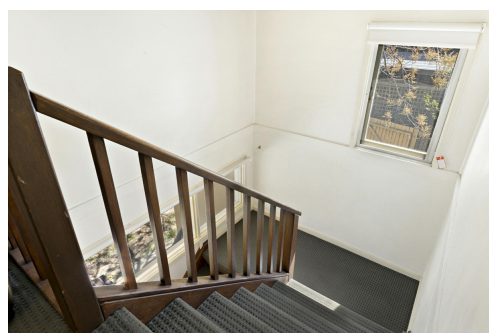
Single carport

Quiet loop street location

Minutes to popular cafes, restaurants and bars

5 minute walk to Light Rail

15 minute walk to Lonsdale Street, Braddon



More About this Property

Property ID	1HKM1VF92
Property Type	House
Land Area	428 m2
EER	2
Including	Built-in-Robes

Andrew Browne 0403 169 259

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Ground Floor



Level 1

12 Dooring Street, Braddon

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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