

## Braddon, 316/17 Dooring Street

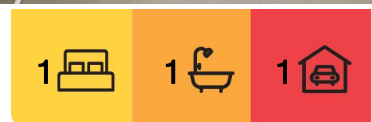
Location, Low-Maintenance, Lifestyle.

Positioned on the third floor within the popular 'Valonia' apartments, this impressive one-bedroom residence showcases a thoughtfully designed layout, and contemporary conveniences. The Valonia complex has already garnered a stellar reputation among renters, investors, and homeowners, presenting a unique opportunity to become part of this delightful community and fully immerse yourself in the vibrant and dynamic Braddon neighborhood.

As you step into the apartment, you'll be greeted by a warm and sun-drenched living area. The kitchen seamlessly integrates with the living space and features modern amenities, including a dishwasher, electric cooking facilities, elegant granite countertops, and ample storage. The adaptable movable island bench offers ample space for hosting family and friends, with the added versatility of transforming into a breakfast bar when desired. The generously proportioned



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**For Sale**  
\$395,000+

**View**  
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**EER** ★★★★★★

**LJ Hooker Dickson**  
**(02) 6257 2111**



bathroom is both stylish and private, highlighted by floor-to-ceiling tiles. Notably, the apartment is designed with spaciousness in mind. The bedroom is strategically positioned in being private and comes complete with built-in wardrobes. To ensure year-round comfort, a reverse cycle air conditioning system maintains pleasant temperatures in all seasons.

The property's location is genuinely exceptional, providing an excellent entry point into the inner-city real estate market. You'll enjoy the convenience of being just a short stroll away from the charming Ainslie shops and the trendy Braddon precinct, where a plethora of shopping options, restaurants, cafes, and bars await your exploration. Furthermore, the property is conveniently located opposite the light rail stop, granting easy access to the city center and the university. This remarkable opportunity should not be overlooked; it represents exceptional value within the inner city, and scheduling an inspection is highly recommended!

### Features:

Internal: 64m2

- 1 bedroom
- 1 bathroom with floor to ceiling tiles
- 1 car, secure, basement parking
- Reverse cycle air conditioning
- Modern kitchen with stainless steel appliances
- Granite bench tops
- Movable island bench
- Electric cooking
- Dishwasher
- Large balcony
- Secure complex with onsite amenities

## More About this Property

Property ID	IDXGQHF92
Property Type	Unit
EER	6

### Andrew Grenfell

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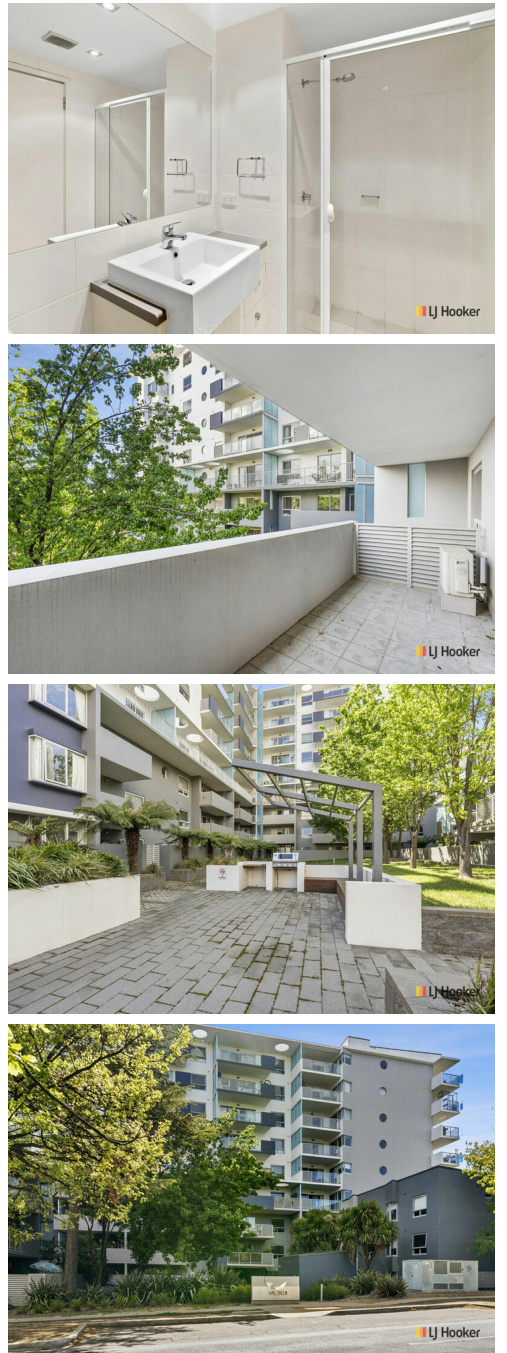
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