



G02/59 Dooring Street, Dickson

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## Exceptional value! Stunning ground floor apartment in an award winning development.

**FOR SALE**  
\$659,950+

### AGENTS

Jeff Shortland  
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### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

This is an amazing apartment. Ideal for owner-occupiers, downsizers, first home buyers and investors.

Conveniently located within 1km of the vibrant suburb of Dickson, this stunning ground floor apartment is part of an award-winning complex.

The apartment offers 77sq/m of living and a 43 sq/m courtyard, a combined living area of 120 sq/m.

This exceptional residence offers two bedrooms, two bathrooms, open plan living/dining and a superb courtyard garden with street access.

The contemporary galley-style kitchen includes an island bench, stone benches, gas cook top, electric oven and dishwasher.

If you need space, the 'jewel in the crown' is the enormous East-facing courtyard that also offers secure street access.

For more information, please call:

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.

 **LJ Hooker**

Jeff Shortland, 0417 483 627,  
or  
Julian Parmeter, 0415 377 225

In brief:

- Stunning ground floor apartment
- Two bedrooms (including built-in cupboards)
- Two bathrooms
- Open plan living/dining
- Contemporary kitchen
- Gas cooktop, electric oven & dishwasher
- 40mm stone bench tops
- Double-glazing
- Euro-laundry with a washer-dryer combo
- Split system RCAC
- Very spacious courtyard
- Secure car park and storage car space
- Total living area: 120m<sup>2</sup>;
- Living: 77m<sup>2</sup>;
- Courtyard: 42m<sup>2</sup>;

Rooftop amenities:

- Heated pool,
- BBQ dining area,
- Cabana,
- Vegetable and Zen gardens

Construction 2022

Construction: Core Developments

Developed by award winning Art Group

HIA award winning Apartment Complex of the Year 2022

HIA award winning Outdoor Project of the Year 2022

Proximity to light rail

Light Rail Stop 500m

Dickson CBD 900m

Braddon Dining Precinct 2km

Canberra City center 4km

EER: 6.0

Rates: \$1,799 p.a

Land tax: \$2,145 p.a

Body corporate: \$2,650 p.a approx.

Rental appraisal: \$680 - \$700 p.w



## MORE DETAILS

Property ID	35ZEGCY
Property Type	Apartment
House Size	120 m2
EER	6
Including	Air Conditioning Pool

### Jeff Shortland 0417 483 627

Licensed Agent | [jeff.shortland@ljhooker.com.au](mailto:jeff.shortland@ljhooker.com.au)

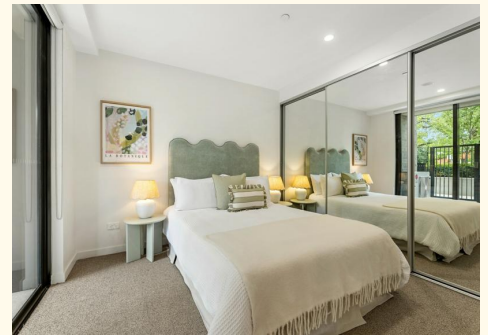
### Julian Parmeter 0415 377 225

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### LJ Hooker Gungahlin (02) 6213 3999

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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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