



## Dickson, 15/34 Dooring Street

VACANT Ground Floor, 1 bed apartment

Please note, if not sold prior, this property will be going to auction at 6:00 pm, 12th of March 2025 at the LJ Hooker Canberra City office. The advertised price guide is there to help give buyers a guide to work with and may be updated throughout the campaign. If you wish to make an offer before the auction, above the guide price and accompanied with a section 17 you are more than welcome.

The shackles have been broken for this one-bedroom apartment. Free from its DHA lease, new carpets, paint and grass added. Now ready to move in, this private ground-floor apartment offers security, availability and locality.

Entering the apartment you are greeted with light throughout the whole space. New carpets and paint mean the space is ready for your personal touch.

Open plan living style. The kitchen is large and boasts stone benchtops, Miele appliances,



**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.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/34DXGCV](https://ljhooker.com.au/34DXGCV)

**Contact**  
**Bri Williams**  
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**EER** ★★★★★★

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white finish cabinetry, extra storage in the cabinetry, and linen cupboard with LOTS power points (you can never have enough).

All doors and windows are double-glazed and with security screens on windows and doors for extra piece of mind.

A study nook sits to the side to be able to shut work off during those WFH days without compromising the main space or extra storage space with natural light pouring in from its own window.

A two way access bathroom means no one has to go through your bedroom. The easy to maintain white finish continuing to the bathroom with basin.

Double glazed windows in the bedroom allows light to flow into the bedroom to be greeted by the greenery and privacy around the apartment. Along with floor to ceiling built-in-robe.

Secure outdoor living yard and grass area allows to turn the outside into a secure area for a pet or even turning into a planetarium to sit in Spring.

With secure basement carpark right next to the stairs to the apartment or lift. You enter your apartment through you covered outdoor space.

Being a part of the inner North of Canberra brings the lifestyle perks to match, minutes' walk to the light rail straight the city.

Infamous boutique grocery stores, high end restaurants local Parisian bakery and pubs all at Ainslie Shops just down the street. Local club Dickson Tradies and Ainslie Football Club. Grocery shopping is a breeze with new Coles and long-standing Woolworths with all the essential shops included around the area.

The beauty of living in the Inner North of Canberra is this is where people want to live in Canberra when they first move here. It will never not be popular as one of Canberra's favourite regions.

#### Features Overview

- One-bedroom ground floor apartment
- Ex DHA leased property (vacant and ready to move into)
- Privacy hedges and fences throughout
- Shares one wall with neighbour
- Separate study with space saving built-in-desk.
- Open plan living, dining and kitchen
- Secure and private courtyard garden
- Greenery ground floor entry with privacy hedges and grass out front
- Two-way-bathroom access.
- Kitchen with Miele appliances, stone benchtops and island with stool space underneath
- European style laundry
- Reverse cycle electric heating and cooling
- Placed at rear of complex.
- New carpets and new blinds
- Security screens on windows and doors



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- Secure underground parking and storage right next to door to access property

Size:

- Internal Living: 55 sqm
- Outdoor Space: 92 sqm
- Total: 147 sqm of living

Prices:

- Strata \$1,026.20 per quarter approx. (Admin & Sinking Fund)
- Rates \$531.88 per quarter approx.
- Land Tax: \$582.29 per quarter approx.
- EER 6

Auction: 12/3/2025 6pm

## More About this Property

<b>Property ID</b>	34DXGCV
<b>Property Type</b>	Townhouse
<b>House Size</b>	147 m2
<b>EER</b>	6

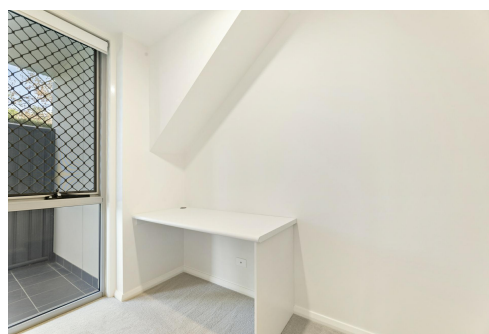
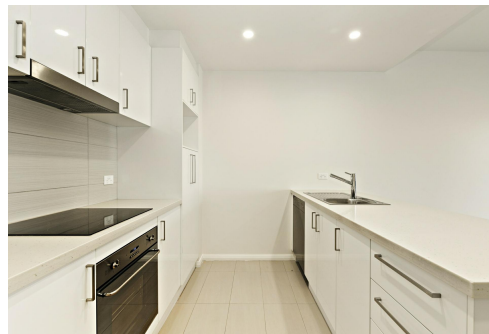
**Bri Williams 0408 787 896**

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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.

15/34 Dooring Street, Dickson

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