



2/38 Dooring Street, Dickson

## Will You Choose Dickson Dining or Braddon Bars?




Privately positioned in a tightly held complex of just three, this solid, privately built townhouse offers generous space, modern comfort and unbeatable convenience.

From the moment you step through the private, spacious front courtyard, you're welcomed into a home that feels both secluded and inviting. The light-filled open plan living and dining area enjoys the full benefits of a north-facing aspect, enhanced by underfloor heating for year-round comfort.

The refreshed kitchen features new benchtops, a new dishwasher, a near-new oven, and offers a seamless connection to the living spaces, perfect for everyday living or effortless entertaining.

Upstairs, you'll find three well-sized bedrooms, two with built-in robes. The bathroom is generously proportioned and includes a bathtub, while the separate toilet adds practicality for busy households.

Throughout the home, new blinds and LED downlights introduce a fresh, modern feel. A separate downstairs toilet provides added convenience for guests, while a single lock-up garage with internal

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### FOR SALE

Auction 07/03/2026

### AGENTS

Stephen Bunday

0416 014 431

[stephen.bunday@ljhdickson.com.au](mailto:stephen.bunday@ljhdickson.com.au)

Brenden Mowat

0430 403 801

[brenden.mowat@ljhdickson.com.au](mailto:brenden.mowat@ljhdickson.com.au)

### AGENCY

LJ Hooker Dickson

(02) 6257 2111

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 **LJ Hooker**

access plus an allocated additional parking space completes the package.

Ideally located between the Dickson and Braddon town centres, this home delivers exceptional lifestyle convenience. You're surrounded by a wide selection of cafés, restaurants, supermarkets and everyday amenities. A short 4-minute walk to the Light Rail takes you directly into the Canberra CBD or out to the EPIC Farmers Markets. Whether you're commuting, dining out, or enjoying weekend recreation, this address places you right at the centre of it all.

At a glance:

- Boutique complex of just three townhouses
- Solid, privately built construction
- Spacious front courtyard providing a welcoming, private entrance
- Light-filled open plan living and dining with a north-facing aspect
- Underfloor heating
- Refreshed kitchen with new benchtops, new dishwasher and near-new oven
- Three bedrooms, two with built-in robes
- Spacious bathroom with bathtub
- Downstairs powder room
- New blinds throughout
- Single lock-up garage with internal access
- Additional allocated parking space
- Just a 4-minute walk to the Light Rail for quick travel to the Canberra CBD, Braddon, Dickson or EPIC Farmers Markets

## MORE DETAILS

Property ID	1HKN39F92
Property Type	Townhouse
House Size	114 m2
EER	5

### Stephen Bunday 0416 014 431

Licensed Agent & Auctioneer ACT/NSW |  
stephen.bunday@ljhdickson.com.au

### Brenden Mowat 0430 403 801

Sales Associate to Stephen Bunday and Licensed Agent |  
brenden.mowat@ljhdickson.com.au

### LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602  
dickson.ljhooker.com.au | info@ljhdickson.com.au





1st Floor



Ground Floor

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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