

**110/355 Northbourne Avenue, Lyneham, ACT 2602**



## **Apartment For Sale**

Friday, 6 October 2023

110/355 Northbourne Avenue, Lyneham, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 79 m2**

**Type: Apartment**



Aneet Virk  
0491718782



Gurjant Singh

**\$570,000+**

Are you ready to elevate your lifestyle to new heights? New Door Properties is proud to present The Sullivan, where luxury meets convenience in the heart of Inner North Canberra. Nestled atop this prestigious residence is a 1-bedroom penthouse that promises not just a home but an unparalleled living experience. With its expansive living space, breathtaking views, and unbeatable location, this penthouse redefines urban living. Situated in the heart of Inner North Canberra, this penthouse provides easy access to a plethora of amenities, ensuring you have everything you need at your doorstep. Wake up to stunning, uninterrupted views over the picturesque Lyneham wetlands and the iconic Black Mountain. Experience the beauty of nature every day from the comfort of your home. Boasting nearly 60 square meters of interior space, this penthouse offers an open and airy environment, with high ceilings that enhance the sense of spaciousness. The large 22 square meter outdoor area is perfect for hosting gatherings or simply enjoying a peaceful evening with a view. Experience year-round comfort and energy efficiency with double-glazed windows that keep your penthouse cozy and reduce energy costs. Your peace of mind is our priority. This penthouse comes with a secure basement car park, ensuring your vehicle is protected. For families, Lyneham High School is just a short 450-meter stroll away, making this location ideal for those seeking quality education for their children. Enjoy convenient commuting with the Dickson Interchange Station, a mere 2-minute walk away. This station offers easy access to light rail and bus services, connecting you to the entire city. The Australian National University (ANU) is a short 2.8-kilometer drive from your new home, making it an excellent choice for students, faculty, and researchers. Satisfy your shopping and dining desires with a 3-minute walk to the bustling Dickson Centre, home to a diverse range of shops and dining options. This penthouse at The Sullivan offers a unique opportunity to live in luxury while enjoying the best of Inner North Canberra. With its breathtaking views, spacious living, and prime location, it's time to make this your new home. Don't miss out on the chance to experience the pinnacle of luxury and convenience this October! Call to know more @ Aneet Virk 0491 718 782 or Gurjant Singh 0497 000 007. Property Features: 1 Bedroom | 1 Bathroom | 1 Car garage • The most valuable penthouse in Inner North, this property promises a rewarding investment with high growth potential. • Heart of Inner North Canberra, close to a wealth of amenities. • Uninterrupted views over the beautiful Lyneham wetlands and Black Mountain. • Nearly 60m<sup>2</sup> of interior space complemented by high ceilings for an airy, spacious feel. • Double-glazed for enhanced comfort and energy efficiency. • Secure basement car park. • 450m from Lyneham High School. • 2-minute walk to Dickson Interchange Station, offering light rail and bus services. • 2.8km from the Australian National University. • 3-minute walk to the bustling Dickson Centre with a variety of shopping and dining options. Property Details: • Total Area: 79m<sup>2</sup> (approx.) • Internal Area: 57m<sup>2</sup> (approx.) • External Area: 22m<sup>2</sup> (approx.) • Built: 2023 • EER: 6.6 Stars • Rates: \$2,456.11 (approx.) Disclaimer: New Door Properties and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries or contact the agent for more information.