

117/253 Northbourne Avenue, Lyneham, ACT 2602

Canberry.

Live Where You Love

Sold Unit

Tuesday, 15 August 2023

117/253 Northbourne Avenue, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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Contact agent

What You'll Love...Perfectly positioned in the established inner north suburb of Lyneham, "Embark" embodies the meaning of convenience. Only 2km away from the CBD, it offers immediate access to the light rail, bike paths and key walkways. From the moment you enter this unit you will quickly realise that it offers so much more.. A full-sized designer kitchen features high quality Fisher & Paykel appliances. The island bench leads to the light filled open plan living and dining area, with a winter garden offer extra "indoor living space". The master bedroom offers built-in wardrobes featuring an oversized ensuite and private balcony. The second bedroom offers built-in wardrobes, with easy access to the main bathroom which set this property apart from others in its category. If that's not enough for you, this complex features a private roof top garden, you can take in the picturesque views in all directions including the Brindabella's, Black Mountain Tower, Mt Ainslie and Mt Majura. The Lyneham wetlands are within 300m and provide the perfect place to escape for some relaxation or exercise. Close to light rail stop, with amenities including cafes and Dickson shops, with supermarkets close by, this apartment is ideal for down-sizers wanting amenities within walking distance and public transport at their doorstep. Perfect for investors looking for a property in an area with high rental demand, in a convenient location with schools nearby, and first home buyers wanting a cosmopolitan lifestyle with easy access to CBD. An ultra-convenient, superbly located gem – be sure to inspect! At a glance... - 2 bedroom, 2 bathroom & 1 secure parking with storage space- 10m² winter garden offer extra "indoor living space" above 79m² internal area- Light filled open plan living and dining - Full size designer kitchen features reconstituted stone bench tops and soft close joinery- Fisher & Paykel kitchen appliances- Externally ducted range hood system- Spacious master bedroom features built-in robes, ensuite and balcony- Bedroom 2 with built-in robes and serviced by the main bathroom with a shower, and toilet- European style laundry with dryer- Ducted reverse cycle heating and cooling to the living room and bedrooms- Double-glazed windows with window treatment- Intercom station providing access control between entry foyer, lifts & apartments- Stunning 360 degree views from the rooftop garden with BBQ facilities- Zoned to Lyneham High School Love the Location...- Within 3 minutes' walk to light-rail - Within 5 minutes' walk to Lyneham Wetlands - Within 9 minutes' walk to Lyneham High School - Within 10 minutes' walk to Dickson shops - Within 3 minutes' drive to Brindabella Christian College - Within 4 minutes' drive to CBD - Within 5 minutes' drive to ANU - Within 7 minutes' drive to University of Canberra Property information...Living : 79m² (approx..) Winter garden : 10m² (approx..) Balcony : 2m² (approx..) Total Built: 91m² (approx..) EER: 6.0 Rates: \$ 471 p.q.(approx..) Body Corporate: \$ 838p.q. (approx..)Land Tax: \$ 571 p.q. (approx..) Investors only Year Built: 2020 Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.