

**119/253 Northbourne Avenue, Lyneham, ACT 2602**

home by holly

**Apartment For Sale**

Wednesday, 12 June 2024

119/253 Northbourne Avenue, Lyneham, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$640,000 +**

Within warm honeyed tones and natural finishes usher in calm, as high ceilings and epic windows celebrate an airy, organic connection. Timber floors stretch to meet crisp white walls that contrast with the dramatic black edged glazing's. There is a layering of textures as raw concrete meets pops of timber and vistas capture architectural details, the wild rocky terrain of a rooftop, creating a distinctive aesthetic. This stunning two-bedroom apartment is housed on the first floor of the impressive Embark building. Embark is the first stage of the sustainable Northbourne Village precinct and very much informed by its locale, overlooking the Eucalypt trees that edge the light rail, and backing the wetlands and parks of old Lyneham. The apartment sits central, with the evolving Dickson precinct to the north and all the enticements of Braddon to the immediate south, with its old meets new industrial edge and buzzing creativity. The light rail is literally at your doorstep, whizzing you to the CBD and a cornucopia of eating, drinking and shopping options. The sleek façade is a mix of glass, concrete and warm timber panels, grounded by beautifully landscaped gardens, banks of strappy grasses, lush jasmine ground covers, potted Japanese maples. Carefully designed to champion sustainable practice, the build employs double glazing and the use of specific materials to save energy, reduce noise and keep things comfortably temperate all year round. There is a rooftop garden with panoramic views, perfect for gathering with friends, as the romantic twinkle of city lights set the sky aglow. The open social arena merges to an "indoor" balcony, with bankable windows that can be opened to painterly views, glorious summer breezes through the scented leaves of the trees. Part sunroom, part winter garden or office nook, this indoor-outdoor room extends the living space, and is large enough to lounge or dine alfresco, while also accommodating a home office, discretely tucked away in one corner. Washed oak laminate collides with crisp white and stone worktops, as a mirrored splashback reflects the play of light and shadow. Neatly tucked at the western end of the space, the kitchen has a conversational outlook across the dining and living area and beyond to the arresting, leafy vista. There are quality appliances from Fisher & Paykel and a seamless design that maximises every inch of space for storage, including cabinetry on both sides of the peninsula. Glass sliders open onto a private balcony, adding depth and specialness to the master bedroom. It receives a wealth of light and drifts to a luxurious ensuite bathroom. The second bedroom is nicely sequestered at the front of the apartment and sits adjacent to a large second bathroom with a seamless European laundry. The bedroom is informed by a floor to ceiling window that peeks through a void in the building and out to the trees. There is the lovely play of angles and textures, framing the landscape, pleasing the soul. Both rooms have ample built in storage and both bathrooms are finished in floor-to-ceiling tiling in the palest of grey, with pops of oak and smooth stone countertops. features:..stunning two-bedroom apartment in the coveted inner north.first floor of the distinctive Embark building.ideally located moments from Dickson, Braddon and the CBD.light and bright with high ceilings.gorgeous, elevated views to treetops.sumptuous organic materiality with a layering of textures and tones .open plan living, dining kitchen merging to indoor-outdoor room.gourmet kitchen with stone benchtops, banks of storage, soft close cabinetry and quality appliances from Fisher & Paykel, including induction cooktop, oven, rangehood and dishwasher .balcony room with bankable windows welcoming the outside within.master bedroom opening to balcony with wall of mirrored robes and ensuite bathroom.second bedroom with built-in-robe.second bathroom with European laundry.Fisher and Paykel dryer .double glazed windows throughout.LED lighting with dimmers.extra power points throughout with USB points.TV wall brackets.rooftop garden with BBQ facilities and fabulous views.two allocated basement carparks and storage.secure intercom access.Mandala Studio housed within the building offering yoga and jujitsu .walking distance to Braddon, Dickson and the CBD.handy to the ANU and New Acton.surrounded by parklands and reserve.light rail at your doorstepRising above Northbourne and situated at the annexe of Dickson and Braddon, the home is also whisper close to the CBD. This enviable locale places you amongst some of the most expressive eating, drinking and shopping experiences that the city has to offer. The ANU, Melbourne Centre, New Acton precinct and O'Connor shops are all close to hand. Throw in, ample green spaces, walking and biking trails, established trees, and gardens, and you have an enviable city/village mix. The home is also close to transport including the light rail and metro city station, connecting you to the whole of Canberra.FINE DETAILS (all approximate):EER: 6.0Built: 2020Living size: 79 m2Winter garden: 9 m2Balcony: 2 m2Total: 90 m2Rates: \$1,335 paLand tax: \$1,535 pa (investors only)Admin: \$739.02 pqSinking: \$120.13 pqTotal: \$859.15 pq176 units in complex (both residential & commercial)Rental estimate \$630 to \$680 per week.