

**301/241 Northbourne Avenue, Lyneham, ACT 2602**



**Sold Unit**

Friday, 11 August 2023

301/241 Northbourne Avenue, Lyneham, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## Contact agent

Investors, students, generational living families, and anyone hoping to supplement their mortgage – look no further! This versatile dual-key apartment in the ever-sought-after Base 241 complex has hit the market and we're sure it will tick all of your boxes. Not only does it boast a sophisticated industrial vibe, with off-form concrete ceilings & black steel throughout, as well as Viridian toughened glass in the bathrooms, it also offers a luxurious rooftop pool and bbq area with stunning views. All of this within walking distance to the many cafes, restaurants, bars and all the shopping you could desire in Canberra City, Braddon, and Dickson, as well as the Australian National University; and if you don't feel like walking that's fine too, because Canberra Metro Light Rail is basically at your doorstep. Either way you can leave your car safely at home in its fully secure underground car space. But the best feature of apartment 301 is that it's dual key! Which essentially just means that you get a One Bedroom apartment, as well as a One Bedroom Studio apartment, all under the one title! You have the option of utilising this space as one exceptional 2-bedroom, 2 bathrooms expansive 99m<sup>2</sup> apartment, or you can separate the two and take full advantage of the dual key benefits in whichever way suits you best – whether that be multi-generational living, or to live in one side and rent the other out long term or even as a successful AirBnb, which is what is currently in place. You can even choose to have the apartments metered together or separately. The opportunities are endless. Each apartment has its own separate entry, bathroom, kitchen/kitchenette with Smeg appliances, double glazed windows, LED downlights, European laundry, bamboo timber flooring, 2-Pac paint, and living and dining area with ample natural light, as well as full floor-to-ceiling sliding doors that lead out onto their very own private balconies – and did we mention the roof top pool! You also have the option of taking the Studio side fully furnished!

Centrally located dual key apartments don't hit the market every day – don't miss your chance to take full advantage! Base 241 features a luxury rooftop pool and a communal BBQ area, which means entertaining will be all year round.

The Perks – 1 bedroom:

- Open plan living & dining
- Smeg cooktop, dishwasher & oven
- Mirrored built in robes
- Large covered balcony with views to Telstra tower
- Bathroom with separate toilet
- Bamboo flooring
- Ducted heating & cooling
- Ariston dryer
- 20mm stone benchtops
- Off form concrete ceilings
- Double glazed windows
- European laundry
- Car space & storage cage

Developer: John Gasson • Builder: Construction Control • Architects: Cox Architects

The Perks - Studio:

- Mirrored built in robe
- Kitchenette
- Large private balcony with views to Telstra tower
- European style laundry
- Ducted heating & cooling
- 20mm stone benchtops
- Double glazed windows
- Off form concrete ceiling
- Smeg cooktop & microwave
- Bamboo flooring

The Numbers:

- EER: 6 STARS
- Total living size: 99m<sup>2</sup>
- Total balcony size: 16m<sup>2</sup> total
- Rates: \$1,744 p.a approx
- Land tax: \$2,113.24 p.a (investors only)
- Strata Levies: \$5,242.40 p.a approx.
- Rental estimate for the 1 bedroom: \$450 - \$470 per week
- Rental estimate for the Studio: \$400-\$430 per week
- Rental estimate combined 2 bedroom 2 bathroom: \$615 - \$640 per week
- Year built: 2015

\*Based on short rental of both properties at \$160 per night with 70% occupancy rate over a 12 month period, data source AIRDNA

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.