

305/253 Northbourne Avenue, Lyneham, ACT 2602



## Apartment For Sale

Friday, 9 February 2024

305/253 Northbourne Avenue, Lyneham, ACT 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Eva Bono

0415668718

**\$489,000+**

What you see: A spacious apartment with mountain views and conveniently located on the tram line. What we see: A smart buy. See more: 1 bedroom apartment in the Embark Development Sunset views to Black Mountain Galley kitchen with stone bench tops, soft close joinery & mirror splash back Fisher & Paykel appliances cooking appliances & dishwasher European laundry with dryer Oversized bedroom with built-in robes & mirrored sliders Full height tiling in bathroom & double shower head Double glazed windows Blackout roller blinds Reverse cycle heating & cooling throughout Video intercom Down lights Development rooftop terrace 5 min drive to the Australian National University 7 min drive to Canberra Centre 12 min drive to Parliament House Living: 69m<sup>2</sup> Balcony: 14m<sup>2</sup> EER: 6.0 Built: 2020 Strata (including sinking fund): \$685 per quarter Rates: \$446 per quarter Land Tax: \$536 per quarter (only applicable if rented) Rental Income Estimate: \$500 - \$550 per week Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property 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.