

306/253 Northbourne Avenue, Lyneham, ACT 2602 **edge.**

Sold Apartment

Saturday, 17 February 2024

306/253 Northbourne Avenue, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Steven Thomas
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\$620,000

This light filled apartment is located on Northbourne avenue . You have stunning views to Black Mountain tower and you are on quiet side of building. The Embark building has high quality finishes, lift access and alfresco entertaining area. You are minutes from Dickson, The city and the ANU. You are walking distance to quality schools, cafes, shops and the light rail. The modern apartment has quality fittings throughout . The kitchen has stainless steel appliances, dishwasher and stone benchtops. A high energy star rating means heating and cooling will be more cost efficient than lower rated apartments. The unit captures sun and features quality carpets drapes and tiling. Double-glazed windows mean year round comfort and quiet is assured. A roof top garden will be the ideal place to unwind with your favourite wine and friends. Be quick

Features include:- Lovely alfresco- Intercom- Lift access- Ducted A/C- Built-in wardrobes

Features:- Large living area connected to a gourmet kitchen- Fisher & Paykel Quality kitchen appliances, induction cooktop, oven, dishwasher, and storage- Ducted reverse cycle air conditioning- Bedrooms with integrated robes, carpets, and master bedroom balcony access- Quality bathrooms and ensuite featuring European-style laundry with dryer- Double glazed windows and LED lighting throughout- Basement x2 car spaces with storage- Intercom system that links the entry, lifts, and apartments- Large balcony, perfect for outdoor living and sunset views- Stunning views from the rooftop garden with BBQ facilities- Inner north lifestyle just moments away from the , ANU, city schools, shops, and parkland

Additional Information: EER: 6.0 Internal Area: Large 71m External Area: 14m Body Corporate: \$2,927.46 per annum approx. Rates: \$1,764 per annum approx