

407/100 De Burgh Street, Lyneham, ACT 2602

Apartment For Sale

Friday, 19 January 2024

Canberry.

Live Where You Love

407/100 De Burgh Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Shan Gao
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\$699,000+

What you will love...Positioned in the established inner north suburb of Lyneham, "The Sullivan" embodies the meaning of convenience. Only minutes from the city-centre, ANU, and light-rail at your doorstep. Located on Gr, this 2 bedroom 2 bathroom 2 parking apartment features light-filled living space, high ceilings and high-end finishes, complemented practicalities of double glazing and abundant storage. Walking distance to numerous cafes, bars, a variety of restaurants offers the best of city living right at your front door. It's this combination of work and play, leisure and sophistication that helps the complex create a remarkable opportunity where life takes. Inside, you'll be wowed by the space on offer. Totally open plan with floor to ceiling windows and flooded with natural light, you'll love finishes like high ceilings throughout and stone benchtops in the kitchen. The kitchen itself is a chef's dream, with quality Fisher & Paykel appliances include an induction cooktop, oven, dishwasher and ducted range hood and bulk storage on offer. Overlooking the rest of the living area, it forms the hub of the home. The living space is large and functional and will make family time or entertaining a breeze, especially with its easy access to the courtyard allowing for greater entertaining space with friends. As you enter the apartment, you will be greeted by a spacious dining area that seamlessly flows into the living space. The central kitchen acts as the heart of the home and with quality Fisher & Paykel appliances include an induction cooktop, oven, dishwasher and ducted range hood and bulk storage on offer. Overlooking the rest of the living area, it forms the hub of the home. From here, sliding windows lead out to balcony where you can enjoy outdoor entertaining or simply relax with your morning coffee. The master bedroom includes a walk-in robe, plus a generously sized ensuite with plenty of storage space. The second bedroom includes a good sized built-in robe and serviced by the main bathroom. The master bedroom has direct access to the balcony where you can kick back after a long day. There's plenty of storage throughout the home, the ducted reverse cycle heating and cooling and European style laundry completes the picture. You'll never have to leave as within the complex there is landscaped gardens giving you a daily escape from the hustle and bustle of life; plus a BBQ area to entertain in – all at the press of your lift button. This is a unique opportunity to purchase a luxury apartment at Canberra's high-end address. At a glance...- 2 bedroom 2 bathroom 2 parking space with storage cage- 4th floor apartment with stunning view- Open plan living and dining area with kitchen central of home- Stone bench tops, soft close drawers- Fisher & Paykel kitchen appliances including induction cooktop, oven, dishwasher and ducted range hood- Master bedroom features large walk-in robe, ensuite and direct access to the balcony- Second bedroom with built-in robe and serviced by the main bathroom- European style laundry- Ducted reverse cycle air conditioning- Full height tiling to bathrooms - Double glazing on all windows and sliding doors;- Landscaped gardens with BBQ Love the Location...- Within 2 minutes' walk to light-rail - Within 3 minutes' walk to Lyneham Wetlands play ground- Within 5 minutes' walk to Lyneham High School- Within 7 minutes' walk to Dickson shops- Within 3 minutes' drive to Brindabella Christian College- Within 5 minutes' drive to CBD- Within 6 minutes' drive to ANU- Within 8 minutes' drive to University of Canberra Property details...- Living : 78 m2 (approx..)- Balcony: 10 m2(approx..)- Total Build: 88 m2 (approx..)- Body Corporate: \$908.7 (approx..)- EER: 6.0