

412/349 Northbourne Avenue, Lyneham, ACT 2602



Unit For Sale

Saturday, 24 February 2024

412/349 Northbourne Avenue, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Unit



Daniel Beames

0416386877

Offers Over \$680,000

This beautifully appointed 2-bedroom apartment is one of the few remaining in "The Sullivan" at Northbourne Village. There's a peaceful outlook to Mt Ainslie in the east from both the spacious bedrooms and large balcony. This clever plan maximises usable space with full-height double glazed doors allowing natural light to flood the generous living and dining with access out to the balcony. A stylish residence, complete and ready to move in. With more than 90 percent of apartments in The Sullivan already sold and the first residents already here, this is among the last opportunities to secure a brand-new home in this sought-after location. Discover a rewarding and convenient lifestyle at Northbourne Village, a precinct that's creating a new sense of place and community in Canberra's gateway avenue. Here work-life balance is a given, with the light rail at your front door and expansive parklands behind. It's the perfect blend of city living and suburban amenity. In Lyneham you'll find a thriving cafe culture, great parks and playgrounds, sporting facilities, local shops, schools and services. Dickson, with its host of restaurants, two major supermarkets and specialty shops, is just a short walk away. At The Sullivan, buildings are surrounded by green spaces maximising sunlight to the apartments. A residents-only central courtyard creates a tranquil place to relax or catch up with neighbours. Features:

- Fisher & Paykel kitchen appliances
- Double-glazed windows & sliding doors
- Reconstituted stone benchtops
- Ducted reverse cycle air-conditioning
- Landscaped central garden
- Residents only gym
- Only 3km to the City Centre
- 500m to the Dickson Interchange
- Living – 70 sqm
- Balcony – 10 sqm
- Body Corp - \$829.35 per quarter
- EER 6.9