

**520/253 258 Northbourne Avenue, Lyneham, ACT
2602**



Apartment For Sale

Sunday, 10 December 2023

520/253 258 Northbourne Avenue, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 92 m2

Type: Apartment



Luna Moon

650000+

Whether you're seeking a cosmopolitan lifestyle with easy CBD access, a property with high rental demand, or a downsizer's dream with amenities within walking distance, Embark is the answer. Don't miss the chance to inspect this ultra-convenient gem! From the instant you step into this unit, A full-sized designer kitchen awaits, boasting high-quality Fisher & Paykel appliances. Elevate your culinary experience in a space where style meets functionality. The kitchen's island bench seamlessly connects to the light-filled open plan living and dining area, creating an inviting atmosphere for daily life and entertaining. Enjoy the luxury of a winter garden, providing an additional oasis of "indoor living space" bathed in natural light. The master bedroom is a haven of comfort and style, offering built-in wardrobes for ample storage, an oversized ensuite for indulgence, and a private balcony for moments of tranquility. The second bedroom is thoughtfully designed with built-in wardrobes, ensuring both practicality and elegance. Conveniently located near the main bathroom, it adds a touch of sophistication that sets this property apart from others in its category. Features:- North East-facing apartment for both living and bedrooms- Ample natural light in Level 5- Two secure basement side by side carpark and storage- Floor-to-ceiling double glazed windows throughout- Fisher and Paykel appliances- Reverse cycle air-conditioning- Built-in wardrobes in both bedrooms- Open plan living and dining area flowing out to a spacious Winter Garden- Video intercom access for enhanced security- Embedded Network services for convenience- Double-glazed window for living and bedrooms- Rooftop barbecue area and garden- Low maintenance for minimal upkeep- Developed by JWland Group Location:- 3mins drive to Lyneham shops- 6mins drive to Dickson shops- 3mins drive to Lyneham High School - 6mins drive to Dickson College- 9mins drive to University of Canberra- 5mins drive to Australian National University- 7mins drive to Canberra Centre Property Numbers: (Approx.) Living: 79m² Winter garden: 10m² Balcony: 2.8m² Total: 92m² EER: 6.0 Rates: \$470 per quarter Land tax: \$573 per quarter (if rented) Strata fee: \$856 per quarter Built: 2020 Please contact Luna or Jamie today for more information or schedule a private inspection.