

606/349 Northbourne Avenue, Lyneham, ACT 2602



Apartment For Sale

Tuesday, 26 March 2024

606/349 Northbourne Avenue, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 80 m2

Type: Apartment



Andy Yu

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\$649,000

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. A stylish residence, complete and ready to move in. With more than 95 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.

Apartment Features:

- 2 bedroom 1 bathroom & 1 independent parking space
- Generous kitchen with soft close joinery & stone work tops
- Both bedrooms with ample cupboard space
- Bathroom & ensuite with custom joinery, stone vanity tops & full height tiling
- Terrific storage throughout
- Ducted reverse cycle air conditioning
- The winter garden with bi-fold windows will help you make the most of every season
- Double glazing throughout
- Power outlet to the balcony
- Secure intercom entry to the building
- Remote entry to basement car parking
- Rooftop garden with 360 degree views

Location:

- The Lyneham wetlands are a beautiful place to stroll with a coffee
- Walk or ride to several, quality local schools, both public & private
- Walk to Lyneham shops or Dickson shopping centre
- Stroll easily to you closest Tram stop
- 3km to Canberra City, ANU & 5km to Parliament triangle, lake Burley Griffin

Apartment Information:

- Living size: 70 sqm of living + 10 sqm of balcony
- Rates: \$420.00 per quarter (approx.)
- Body corporate: \$960 per quarter (approx.)
- EER: 8.0