

616/253 Northbourne Avenue, Lyneham, ACT 2602



**Sold Apartment**

Wednesday, 8 November 2023

616/253 Northbourne Avenue, Lyneham, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Tom Grenfell  
0432383753

## Contact agent

Auction Location: LJ Hooker Canberra City HQ Prime location, modern amenities, and elegant design, this property promises the lifestyle you've always imagined. Situated on level 6, this apartment features style, efficiency and durability offering you a world of comfort and convenience. The modern kitchen offers quality appliances, dishwasher, induction cooktop and benchtop space to cook up a storm! The large main bedroom has built-in robes and is serviced by a spacious separate bathroom. One of the highlights is your private north facing balcony where you can sit back and unwind to a beautiful view of the Black Mountain Tower and the green outlook of one of Canberra's established suburb. An ideal location with recreation options near at hand and various pedestrian paths and transportation links will let you move around with ease. Light rail on the doorstep means the city center is just a few minutes away. The building has a roof garden with impressive views, making it the perfect place to simply relax.

**Key Location features.-** Primary bus routes AND the Macarthur Ave light rail stop at the building's doorstep.- A flat 850m across Northbourne and you'll find yourself at Dickson's vibrant cheap and cheerful dining scene.- 1.7km (or 2 light rail stops) will land you in the thick of Braddon's Lonsdale and Mort Street precinct where you'll find bars, cafes, restaurants, entertainment. Spoilt for choice is an understatement!- 2km to Canberra Civic Centre (perfect walking or cycling distance, who needs a car, right?)- 3.2km to The Australian National University and 5.5km to UC

**Key Features.-** Master bedroom with built in robes.- Spacious floor plan with large living area.- Ducted reverse cycle air conditioning and heating for all year round comfort.- Quality kitchen appliances.- Expansive balcony with sliding shutters, perfect for the colder months.- Double glazed windows.- European laundry complete with a built-in dryer.- Intercom station providing access control between entry foyer, lifts & apartments.- Roof top garden with barbeque area.- Restricted access one car parking and storage cage.

Home size: 50 m2  
Total living space and 11 m2 Balcony (approx).  
Strata Fees: \$630 per quarter (approx.)  
Land Tax (if rented): \$463 per quarter (approx.)  
Rates: \$435 per quarter (approx.)  
Current weekly rent appraisal: \$520 - \$540 per week (approx.)  
EER: 6.0 stars