

802/349 Northbourne Avenue, Lyneham, ACT 2602

home by holly

Apartment For Sale

Thursday, 21 December 2023

802/349 Northbourne Avenue, Lyneham, ACT 2602

Bedrooms: 1

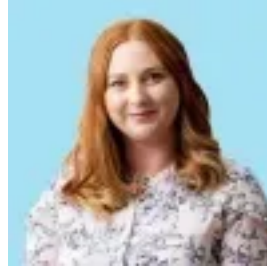
Bathrooms: 1

Parkings: 1

Type: Apartment



Holly Komorowski
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\$460,000+

You're tossing up buying an established apartment or buying off the plan. You love the modern and edgy aesthetic appeal of the off the plan idea, but you're also ready to go now, ready to settle in, ready to live. The Sullivan.802 has just been completed, its brand spanking new, be the first to cook in the kitchen, the first to lounge in the sunshine, be the first to make this apartment your own! As you step into this ultra-modern apartment, you'll immediately be captivated by its sleek design and contemporary charm. The living space is thoughtfully designed, creating a seamless flow between the living area, dining space, and kitchen. The interior decor exudes a sense of urban chic, with clean lines, neutral tones, and tasteful design touches that create an inviting and comfortable atmosphere. On level 8 of "The Sullivan" building, this apartment enjoys an abundance of natural light and provides a tranquil retreat from the bustling city below. No matter how Canberra's weather decides to behave, you can enjoy the balcony all year thanks to the semi-enclosed design that offers both serenity and privacy. The bedroom is spacious and well-appointed, providing a sophisticated sanctuary for rest and relaxation. The mirrored built-ins offer an abundance of storage space, ensuring a clutter-free living environment, and no floor-drobes. The sleek and modern bathroom is equipped with high-quality fixtures and finishes, adding a touch of luxury to your daily routine. The central locale of this coveted inner north suburb gifts an exciting urban lifestyle, connecting you to the independent eateries and bars of O'Connor shops, and the Braddon and Dickson precincts. It is a scenic walk to Lyneham shops and the iconic Tilley's for long brunches and the occasional live Jazz on Saturday evenings and The Front for great coffee. The light rail is at your doorstep whisking you easily to the CBD and the metro city station connecting you to the whole of Canberra. Ample green spaces, shared bike and walking paths, wetlands, and established street trees create a tranquil village experience in the heart of the metropolis. features: brand new apartment in "The Sullivan" - designed to reduce environmental impact and running costs. open-plan living, gourmet kitchen with soft-close drawers, abundant storage and brand new quality fisher & paykel appliances - induction cooktop, oven and dishwasher. bedroom with mirrored built-in robe. elegant bathroom. double glazed windows throughout. oak flooring to living/dining and kitchen area, carpet in bedroom. ducted reverse cycle air conditioning. semi-enclosed balcony. great communal garden with BBQ facilities. complex gym. intercom system through entry foyer, lifts and apartments. views of Telstra tower and Black Mountain. secure basement carpark and storage cage. plenty of public basement parking for guests. secure bike storage room in basement. excellent location near local shops, light rail, City, schools and ANU. FINE DETAILS (all approximate): EER: 6.0 Built: 2023 Living size: 50 m² balcony: 8 m² Total: 58 m² Admin: \$632.15 pq Sinking: \$0.00 pq (to be established) Total: \$632.15 pq 169 apartments + 7 studios in the complex Rental opinion: \$490 - \$520 p/wk