

807/241 Northbourne Avenue, Lyneham, ACT 2602



Unit For Sale

Saturday, 2 December 2023

807/241 Northbourne Avenue, Lyneham, ACT 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 57 m2

Type: Unit



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Offers over \$465,000

Explore unit 807 at Base 241 in Lyneham for a charming residence that suits living, investment, or downsizing aspirations. Nestled in an exceptionally central locale with breathtaking views, this property promises a delightful experience. Upon entering the building, you'll immediately encounter an industrial ambiance featuring off-form concrete walls and black steel accents. Situated on the top floor, this 1-bedroom apartment boasts a sophisticated lifestyle with contemporary inclusions. Revel in the light-filled living and dining area, enhanced by modern amenities. The kitchen is adorned with modern, crisp 2pac paint, a mirrored splash back, ample cupboard and pantry space, a dishwasher, and a mobile large island kitchen bench for functional ease. High-end Smeg appliances, including an induction cooktop and oven, add a touch of luxury. This exceptional unit at Base 241, not only offers a stylish and modern living experience but also comes with the added luxury of two tandem carparks. Say goodbye to the hassle of parking as this feature provides residents with unparalleled convenience, allowing for seamless access to secure parking spaces. Whether you have multiple vehicles or simply value the ease of tandem parking, this added amenity reflects a thoughtful approach to modern living. The living and dining area is bathed in natural light, featuring full floor-to-ceiling sliding doors that open to a balcony with magnificent east-facing views. The balcony becomes the ideal space for savoring a glass of wine, morning coffee, or simply enjoying the fresh air. The timber laminate flooring contributes to the bright and spacious atmosphere. Noteworthy design elements include off-form concrete ceilings, providing an industrial aesthetic throughout the unit. The home is equipped with LED downlights and ducted heating and cooling for comfort. The modern bathrooms offer ample storage, with a spacious shower featuring Viridian toughened limited glass for privacy. The bedroom is adorned with mirrored built-in wardrobes featuring hanging rails and shelves, as well as boasting a double entryway with sliding doors. European-styled laundry features, above and under-sink storage, along with generous bench space & a washer and dryer for convenience. The standout feature of this apartment is its prime location, with the Metro Light Rail just steps away. Enjoy easy access to the vibrant Braddon precinct and Canberra's City Centre, making this property a truly special find.

- Price central location
- Spectacular views
- Industrial chic design
- Light-filled living space
- Modern kitchen
- Spacious bedroom
- Stylish bathroom
- European-styled laundry
- Timber laminate flooring
- Proximity to public transport
- Close to entertainment & dining
- Quality finishes
- Off-form concrete ceilings
- LED light throughout
- Ariston washer/dryer
- 20mm stone benchtops
- SMEG oven & cooktop
- Double-glazed sliding doors
- Secure tandem car spaces & storage cage
- EER: 6
- Living size: 57m²
- Balcony size: 8m²
- Rates: \$1,710.67 p.a approx.
- Land Tax: \$2,098.77 p.a approx.
- Strata Levies: \$4,640 p.a
- Rental Estimate: \$500-\$550 per week