

810/241 Northbourne Avenue, Lyneham, ACT 2602

home by holly

Unit For Sale

Friday, 12 April 2024

810/241 Northbourne Avenue, Lyneham, ACT 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Sally Strang + Ash Costello
0491850701

\$370,000+

Utilising a robust natural materiality and capitalising on the stunning natural surrounds, the home has a definitive urban edge...a brutalist chic. Throw in the locale which places you front and central to the buzzing Dickson and Braddon precincts, handy to the light rail whisking you straight to the CBD, surrounded by green spaces, and you have a winning lifestyle balance. Oh...and there is a heated rooftop swimming pool and outdoor cinema, so you can swim all year round and entertain friends in style. This stunning contemporary one-bedroom studio apartment is housed within the Base 241 complex, famed for its architectural edge, quality inclusions and fabulous amenities. Designed by Cox Architecture and built by the progressive Construction Control, the building does not disappoint, with its striking use of raw concrete and layering of concrete and teal blades. Within it is all bamboo flooring, vaulted concrete ceilings, and epic double glazing that frames the landscape, keeping things soothingly tranquil and temperate. The open plan arrangement is designed to directly engage with the beautiful natural surrounds. Glass sliders open to balcony, suspending you amidst the green fields and framing trees, blue sky. Clever vertical louvres provide privacy and allow you to adjust the light to your desire. The sleek kitchen is distinguished by its edgy dark tones, as banks of storage meet stone worktops and glass splashbacks reflect the light. We love the open sociability with both living arena and balcony, making entertaining easy and gifting a wonderful indoor-outdoor connection. Sunlight stripes the floors and open-air breezes are welcomed during the summer months. As the days grow colder the apartment is kept cosy via RC, ducted heating and cooling. Storage is seamlessly included along one wall, with built-in-robos and European laundry all concealed behind sleek charcoal cabinetry. The bedroom is partitioned by sliding doors that can be left open or closed for privacy as required. Adjacent sits a gorgeous bathroom finished in floor to ceiling tiling, with a scheme of warm neutrals, crisp whites and cool frosted glass. Magnificent sweeping panoramas of both the cityscape and surrounding mountains, wondrous sunsets and a bowl of stars make for quite the scene setter. Think hanging with family and friends, the light fading over the hills, sharing a glass or two. Or swimming lazy laps early morning as the first light breaks. Perhaps gathering with neighbours to watch a movie, cinema style as the moon rises. Either way, the extraordinary rooftop amenities gift a poetic and powerful engagement with nature and landscape. Rising above Northbourne and situated at the annexe of Dickson and Braddon, the home is also whisper close to the CBD. This enviable locale places you amongst some of the most expressive eating, drinking and shopping experiences that the city has to offer. The ANU, Melbourne Centre, New Acton precinct and O'Connor shops are all close to hand. Throw in, ample green spaces, walking and biking trails, established trees, and gardens, and you have an enviable city/village mix. The home is also close to transport including the light rail and metro city station, connecting you to the whole of Canberra. features..stunning one-bedroom studio apartment in coveted Lyneham.wonderful inner north local with the light rail at your doorstep.part of the edgy Base 241 development.powerful and simple architectural build utilising raw concrete.open plan living flowing to private balcony.floating vinyl oak floors.wonderful indoor-outdoor connection.sleek contemporary kitchen with banks of storage, stone worktops and Blanco black granite sink..bedroom with sliding doors to enhance spatiality as required.wall of built-in-robos.European laundry.bathroom with floor to ceiling tiling.bamboo floors.vaulted concrete ceilings.rooftop heated pool and cinema.secure basement carpark with storage.RC ducted heating and cooling.double glazed windows.secure intercom access and lift.walking distance to Braddon, Dickson and the CBD.handy to the ANU and New Acton.surrounded by parklands and reserve .unit size 40 m2 and 9m2 (approx.).EER: 6.rates \$412 per quarter (approx.).land tax (if rented) \$385 per quarter (approx.).body corporate \$967 per quarter (approx.)