

107/253 Northbourne Avenue, Lyneham, ACT 2602



Apartment For Sale

Saturday, 29 June 2024

107/253 Northbourne Avenue, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 69 m2

Type: Apartment



Bree Prince
0261821802



Isabella Anastasi
0484920278

\$610,000+

What you see: Located in one of Canberra's best placed developments, Embark offers a lifestyle of undeniable convenience. What we see: A Lifestyle of quality, style & effortless sophistication. See more: 2 bedroom, 2 bath apartment in the Embark Development. Engineered timber flooring. European laundry with dryer. Both the master suite & additional bedrooms have built in robes & are finished with quality carpet. Full floor to ceiling tiling in both main bathroom & ensuite, with push button drawers for storage. Modern kitchen, with Fisher & Paykel appliances & soft closing draws. Reverse cycle heating & cooling throughout. Spacious balcony. Video intercom. Down lights throughout the apartment. Rooftop terrace. School catchment for Lyneham high school, and within close proximity to Brindabella Christian College. Within minutes to the light rail station. Within minutes driving to Dickson Centre with newly opened shops, Woolworths, Coles & plenty of eateries nearby. 5 min drive to the Australian National University. 7 min drive to Canberra Centre. 12 min drive to Parliament House. Living: 69m². Balcony: 29m². EER: 6.0. Built: 2020. Body Corporate: \$724.90 p.q (approx.). Rates: \$452 p.q (approx.). Land Tax: \$541.63 p.q (approx. only applicable if rented). Rental Income Estimate: \$680.00 - \$710.00 p.w. Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.