

G08/349 Northbourne Avenue, Lyneham, ACT, 2602

ARCHER

Apartment For Sale

Wednesday, 9 October 2024

G08/349 Northbourne Avenue, Lyneham, ACT, 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Alex Wang

Ground Level single level home with large courtyard and high ceiling

Embrace the charm of modern and convenient living in the Inner North with this spacious ground-level apartment in the esteemed Sullivan complex, nestled in the sought-after suburb of Lyneham. Just a stone's throw from local shopping centers in O'Connor, Lyneham, and Dickson, and very close to Lyneham High School, this location offers unparalleled convenience. The nearby light rail station promises easy access to the Australian National University, Civic's bustling heart, and the trendy cafes of Braddon.

Featuring a huge courtyard with a private gate, this apartment offers exceptional outdoor space-perfect for pets, children, and garden enthusiasts. The east-facing orientation ensures the home is a haven of light and space, with an open-plan living and dining area bathed in natural sunlight. Soaring ceilings over 3 meters high in the living areas and bedrooms enhance the sense of spaciousness and grandeur.

The main bedroom is a retreat of comfort and style, boasting built-in wardrobes for ample storage. The second bedroom, complete with its own window and a wardrobe installed by the current owner, provides additional storage space and versatility.

The contemporary kitchen is a culinary dream, equipped with stainless steel appliances and ample pantry space, blending practicality with sophistication for your everyday living.

The Sullivan complex enhances your lifestyle with impressive amenities, including a beautifully landscaped garden area with BBQ facilities and a fully equipped gym. Enjoy excellent options for relaxation and recreation right at your doorstep.

This property is a rare opportunity for downsizers, first home buyers, and investors! Contact Alex for more information and confirm your appointment today!

Features:

- Ground level
- Single level floor plan
- 35 m2 Courtyard with private gate access
- East facing with abundant natural lights
- Impressive 3.3 meters high ceiling
- Ducted R/C air-conditioning
- Full height tiles in Bathroom
- Double glazing windows and sliding doors
- European-style laundry
- Underground secure carpark with storage
- Communal garden and BBQ area
- Fully equipped gym
- Close to Lyneham High School, public transport, shops in n O'Connor, Lyneham, and Dickson

Particulars (all approx.)

Strata: \$/quarter

Rates: \$/quarter

EER: 6.0

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