

**G05/253 Northbourne Avenue, Lyneham, ACT 2602**

**McIntyre**  
PROPERTY

**Unit For Sale**

Thursday, 13 June 2024

G05/253 Northbourne Avenue, Lyneham, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Terry Cooper  
0417710772

**\$499,900**

AVAILABLE FOR INSPECTION BY APPOINTMENT ONLY This lovely ground floor apartment in the iconic EMBARK development by JWLand, will captivate those wishing to reside within walking distance from the CBD, or hop on the light rail with a stop nearby! Featuring high ceilings, double glazing, ducted air conditioning, this spacious apartment ticks all the boxes. The combined laundry/bathroom is over sized, whilst the kitchen features stone bench and Fisher & Paykel appliances. The lounge/dining/kitchen area is open plan, giving a surprising feeling of space. The bedroom is also of generous proportions and boasts a large built-in robe and direct access to the courtyard. The outdoor courtyard offers abundant room to move with plenty of room to entertain or even a vegie patch! Your comfort and convenience is enhanced by a dedicated parking space and storage in the restricted access garage, video intercom, ducted heating and cooling. Currently tenanted until December at \$510/week. Features Include: • Superb Inner North location • Ground floor - no stairs! • 57m<sup>2</sup> of living • Huge courtyard • High ceilings • Ducted RC/AC • Secure parking • Iconic development • Only 4 years old! • Tenanted until December

Outgoings & Property Information: Living size: 57 sqm Rates: \$1,772 per annum Body Corporate fees: \$2,684.84 per annum Land tax (if rented): \$2,099.12 per annum Expected rent: \$510.00 per week Year Built: 2020 EER: 6.0 Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.