

**115/349 Northbourne Avenue, Lyneham, ACT, 2602** 

## House For Sale

Tuesday, 24 September 2024

115/349 Northbourne Avenue, Lyneham, ACT, 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **New Inner North 2 Bedroom Apartment**

Discover modern living in this stunning, newly built 2-bedroom, 1-bathroom property in the heart of Lyneham. Designed with high-quality finishes and premium appliances, this home offers bright, open-plan living, a sleek kitchen with stone bench tops, and a stylish bathroom.

Perfectly located, you're just moments from Lyneham's vibrant shops, cafes, and restaurants, with easy access to Canberra's best schools, public transport the location captures the very best of city living and suburb charm. With a light rail connection at the door, or bike paths along Sullivan's Creek, Canberra's CBD is just a few minutes away. Close access to the Lyneham sporting fields, Next Gen Health Club and Yowani Golf Course add even further appeal to the location.

- Internal living - 70m<sup>2</sup> (Total 80m<sup>2</sup>)
- Balcony - 10m<sup>2</sup>
- Floor to ceiling double glazed windows throughout
- Fisher & Paykel induction cooktop, oven, dishwasher and ducted range hood
- Modern kitchen with stone bench tops and ample storage space
- Ducted reverse cycle air-conditioning
- Built-in wardrobes for both bedrooms
- Open plan living and dining area
- 9m<sup>2</sup> balcony
- Secure allocated car space and storage
- Video intercom access and embedded network services
- Level easy walk to Braddon and Dickson business districts, shopping centres, restaurants and light rail station
- Residents only gym