

**214/253 Northbourne Avenue, Lyneham, ACT, 2602**



**Unit For Sale**

Thursday, 22 August 2024

214/253 Northbourne Avenue, Lyneham, ACT, 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

**Lifestyle friends and family will be envious of.**

What you see:

Picture coffee in hand, soaking in the sunrise views over the mountains each morning.

What we see:

Lifestyle.

See more:

North-east corner position with only one adjoining neighbour

Additional north-facing windows overlooking heritage buildings

Modern open plan design positioned on level three

Kitchen featuring stone benchtops, glass backsplash, soft close cabinetry and ample storage

Appliances include Fisher & Paykel electric cooktop, oven and dishwasher

Master bedroom includes built-in robe, ensuite and balcony

Additional bedroom includes built-in robe

European laundry includes dryer

Ducted reverse cycle heating and cooling

Double-glazed windows throughout

Quality window furnishing throughout

Two separate car spaces with storage

Communal rooftop garden

Within walking distance of the light rail and bus stops

Priority enrollment area for Lyneham Primary School, Lyneham High School and Dickson College

Within a 3 minute walk to the Light Rail Stop

Within an 11 minute walk to Dickson CBD

Within a 13 minute walk to Lyneham High School

Within a 3 minute drive to Lyneham Primary School

Within a 5 minute drive to Braddon Dining Precinct

Within a 5 minute drive to Dickson College

Within a 6 minute drive to the Canberra CBD

Within a 6 minute drive to the Australian National University

Within a 7 minute drive to Mount Ainslie Walking Trail

Total house area: 91m<sup>2</sup>

Built: 2020

EER: 6.0

Rates: \$1,988 p.a

Land Tax: \$2,521 p.a

Body corporate: \$3,705 p.a

Rental appraisal: \$680 - \$710 p.w

Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. 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.