

Lyneham, 11/16 De Burgh Street

Location, Lyneham, Lumina!!

Positioned on the top floor with boasting elevated views towards Black Mountain, this spacious one-bedroom apartment will be sure to please live in owners and investors alike.

Nine-foot ceilings that vault to 12 foot in the living area, a kitchen finished with sleek stone bench tops and stainless-steel European appliances, study nook and timber floors throughout the living areas are but some of the features on offer.

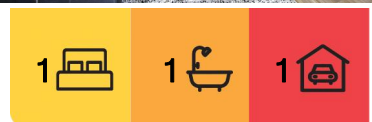
Conveniently positioned close to the local shops, public transport, the Australian National University, Wetlands and just moments away from the City, this immaculate apartment will tick a lot of boxes and is definitely a must see!

Features include:

- Timber floors
- Reverse cycle air conditioning



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Lease
Please Call

View
ljhooker.com.au/2D93FHK

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EER ★★★★★

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(02) 6249 7700

- Gas continuous hot water
 - High ceilings through out
 - Stone bench tops
 - Dishwasher
 - Underground parking space and storage
 - European appliances
 - Leafy tree lined street just moments from the City, Tilley's Cafe and Dickson
- No current EER

This property does not comply with the current minimum ceiling insulation standard and is required to comply 9 months from the lease sign date.

This property is awaiting an insulation information from the Owners Corporation

Suburb Snapshot:

Lyneham is a suburb of Canberra, Australia in the North Canberra district. It is named after Sir William Lyne, premier of the Australian state of New South Wales from 1899 to 1901. The suburb name was gazetted in 1928, but development did not commence until 1958. The streets of Lyneham are named after artists and people associated with the development of early Canberra.

Lyneham has many attractions including nature parks and bushland, proximity to the centre of Canberra, popular cafes including the famous Tilley's Devine Cafe and Gallery as well as the Front Cafe and Gallery, and a number of sporting facilities including the National Hockey Centre, Canberra Racecourse and the ACT Netball Centre.

Also located in Lyneham is Exhibition Park in Canberra (EPIC), which annually hosts Australia's best known car festival, Summernats, the Royal Canberra Show and the National Folk Festival.

St Ninian's Uniting Church in Brigalow Street is the second-oldest church in Canberra, opened in 1873. It was founded as a Presbyterian Church by the Scottish community, many of whom had come to the area as shepherd. It has been heritage-listed by the ACT Heritage Council.

The style of the suburb has been evolving since development commenced in 1958 at the north-western periphery of what is now 'inner' Canberra. The older homes built in 1958-59 (many of which catered to the sizeable influx of Commonwealth Public Servants' families, who were being relocated with their respective Departments' headquarters from Melbourne), now sit beside modern townhouse developments, while individual blocks are being 'gentrified' by either extensive renovation or demolition and rebuilt homes. Having mainly been substantially established since the 1960s, Lyneham residents enjoy its leafy streets and established gardens. A scenic wetland was built adjacent to Sullivans Creek in Lyneham to improve downstream water quality. It was opened to the public in April 2012 and it is frequented by wood ducks.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



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PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf

More About this Property

Property ID	2D93FHK
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Floorboards

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