



## Lyneham, 301/355 Northbourne Avenue

### The Sullivan Studio

Positioned in the heart of Lyneham, This studio offers a home feel and an incredible opportunity to live right on the light rail.

This studio provides a relaxed lifestyle within easy reach of everything the city has to offer. The city centre is just 3 kilometre away - a fast trip via light rail. Sullivan's Creek parkland is just steps from your back door.

Features include:

- Fisher and Paykel induction cooktop, oven, dishwasher and ducted rangehood
- Application controlled air conditioning and lighting
- Double glazed windows and sliding doors
- Light rail to city on the doorstep
- Car space and storage
- Complex gym



**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/2DR4FHK](http://ljhooker.com.au/2DR4FHK)

**Contact**  
**Sim Kaur**  
0474 772 081  
[sim.kaur@ljhcanberracity.com.au](mailto:sim.kaur@ljhcanberracity.com.au)

**EER** ★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

Current EER 6.0

This property does comply with the minimum ceiling insulation standards.

### 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 Canberra.

### 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.

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

## More About this Property

<b>Property ID</b>	2DR4FHK
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Built-in-Robes

**Sim Kaur 0474 772 081**

Property Investment Manager | [sim.kaur@ljhcanberracity.com.au](mailto:sim.kaur@ljhcanberracity.com.au)

**LJ Hooker Canberra City (02) 6249 7700**

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.com.au)



**LJ Hooker Canberra City  
(02) 6249 7700**

**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.