




# PHOTOS COMING

PROFESSIONAL  
PHOTOS ARE ON  
THEIR WAY!

Leased



412/52 De Burgh Street, Lyneham

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## Amazing One Bedroom Apartment in Lyneham

Located in the heart of Lyneham, this apartment offer a modern apartment living with premium finishes, smart technology, and excellent communal amenities.

Features include:

- Fisher & Paykel kitchen appliances
- App-controlled air conditioning and lighting
- Ducted reverse cycle air conditioning
- Double glazed windows
- Parcel locker system
- Rooftop garden with barbecue
- Light rail on doorstep
- 3 kilometre from City Centre
- Residents lounge and gym

No current EER

This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

Seeking the section 119 certificate.

### FOR RENT

Please Call

### AGENTS

Khloe Zhang

0472 759 453

khloe.zhang@ljhcanberracity.com.au

### AGENCY

LJ Hooker Canberra City

(02) 6249 7700

### Communal Facilities

Residents enjoy access to a range of well-appointed shared amenities, including:

- Landscaped central courtyard
- Rooftop garden with barbecue facilities
- Fully equipped residents' lounge
- Gym facilities
- Parcel locker system

This apartment combines modern comfort, smart technology, and thoughtfully designed communal spaces, all within easy reach of shops, cafes, public transport, and Canberra's vibrant inner north lifestyle

### 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.

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.

### 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)

EER ★★★★★

## MORE DETAILS

Property ID	2EVUFHK
Property Type	Apartment
Including	Air Conditioning Balcony Dishwasher

### **Khloe Zhang 0472 759 453**

Property Investment Manager | [khloe.zhang@ljhcanberracity.com.au](mailto:khloe.zhang@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)