



Lyneham, 519/253 Northbourne Avenue Spacious Two Bedroom Apartment at Embark

Two-bedroom apartment located at the popular 'Embark' just a short stroll into Dickson shopping centre, restaurants, and cafes.

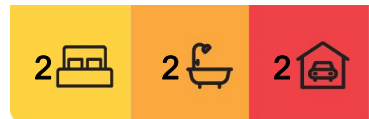
With the light rail right at your doorstep this makes it a great spot to be close to the City but far enough away from all the noise. Enjoy the 360 views from the rooftop garden with barbecue facilities.

Features include:

- Fisher & Paykel kitchen appliances, including induction cooktop
- Externally ducted range hood system
- Ducted reverse cycle air conditioning
- Stone benchtops, soft close drawers
- Double glazing on all windows and glass
- Semi frameless glass shower screen and door to shower



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/2DEPFHK

Contact
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EER ★★★★★

LJ Hooker Canberra City
(02) 6249 7700

- Recessed Led lighting
 - Intercom access
 - Basement storage
 - Enclosed Balcony
- No current EER

This property features an embedded network for hot water and electricity, with tenants required to connect to Origin. Internet is not embedded.

The property does not comply with the minimum ceiling insulation standard.

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.

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



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More About this Property

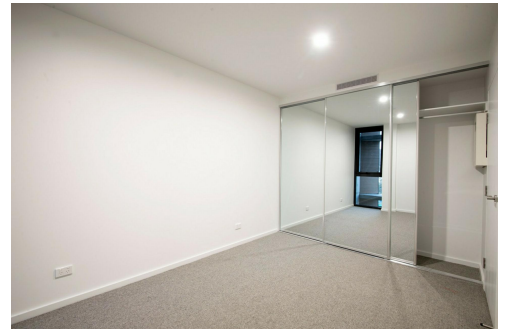
Property ID	2DEPFHK
Property Type	Apartment
Including	Air Conditioning Dishwasher Built-in-Robes

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