

## Lyneham, 614/351 Northbourne Avenue

### Welcome to the Sullivan

Welcome to The Sullivan —where luxury and convenience meet

Positioned in the heart of Lyneham, The Sullivan offers the perfect blend of contemporary design, and convenience. This apartment offers a spacious feel and an incredible opportunity to live right on the light rail.

This smart one bedroom apartment provides a peaceful retreat from the workaday world. The open plan living area and the bedroom have sliding doors opening to the balcony, providing a range of spaces to enjoy the greenery below. The modern kitchen is a marvel of efficiency, with a Euro-style laundry and extra storage adding to the utility of this plan.

Features include:

- Fisher & Paykel induction cooktop, oven, dishwasher and ducted rangehood
- Double glazed windows and sliding doors



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

**Contact**  
**Chenice Jordan**  
0474 772 081  
[chenice.jordan@ljhcanberracity.com.au](mailto:chenice.jordan@ljhcanberracity.com.au)

**EER**



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

Complex features:

- Rooftop garden with barbecue facilities
- Landscaped central courtyard
- Light rail to city on the doorstep
- Parcel locker system
- Residents gym
- Embedded network services

No current EER

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

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

This property is awaiting an insulation information from the Owners Corporation

This property features an embedded network for electricity & Gas via Origin. Internet via Opticomm.

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



**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.

## More About this Property

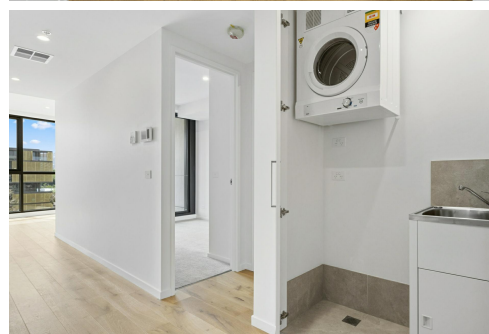
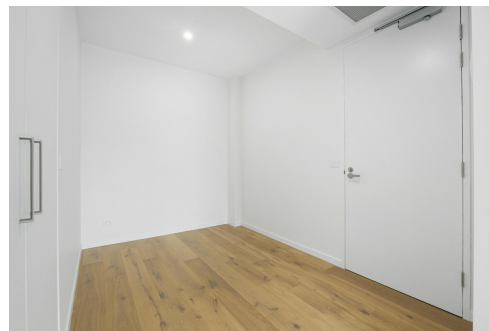
Property ID	2CMWFHK
Property Type	Apartment
Including	Air Conditioning Dishwasher Floorboards Built-in-Robes Remote Garage Liveability

**Chenice Jordan 0474 772 081**

Property Investment Manager | [chenice.jordan@ljhcanberracity.com.au](mailto:chenice.jordan@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)



**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.

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