



## Lyneham, 702/349 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.



**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/2A4DFHK](http://ljhooker.com.au/2A4DFHK)

**Contact**

**Brian Wang**

0419 897 354

[brian.wang@ljhcanberracity.com.au](mailto:brian.wang@ljhcanberracity.com.au)

**Stacie Baker**

0404 365 887

[Stacie.baker@ljhcanberracity.com.au](mailto:Stacie.baker@ljhcanberracity.com.au)

**EER** ★★★★★★

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

Features include:

- Fisher & Paykel induction cooktop, oven, dishwasher and ducted rangehood
- App controlled air conditioning and lighting
- Double glazed windows and sliding doors
- Park facing courtyard

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.

#### 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



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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:

A copy of The Renting Book can be found at: <https://justice.act.gov.au/renting-book>



More About this Property

Property ID	2A4DFHK
Property Type	Apartment
Including	Air Conditioning Intercom Dishwasher Built-in-Robes

Brian Wang

Property Investment Manager | [brian.wang@ljhcanberracity.com.au](mailto:brian.wang@ljhcanberracity.com.au)

Stacie Baker

Business Development Manager – Head of Property Management | [Stacie.baker@ljhcanberracity.com.au](mailto:Stacie.baker@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)



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