



419/253 Northbourne Avenue, Lyneham

## Look no further - 2 bedroom unit with everything at your doorstep!

### Lifestyle:

Ideally situated in the newly built Embark Apartments, you have the convenience of everything being at your doorstep. Step outside your building where the light rail will be waiting to take you to your next destination, or just have peace of minds that you are minutes from the City Centre and central to the rest of Canberra!

Let's not forget the hidden gem of the Lyneham wetlands which are within 300m walking distance and provide the perfect place to escape for some relaxation or exercise.

### Accommodation:

This beautiful apartment boasts a light-filled open plan living area which leads out to the balcony which is where you will want to spend most of your time with the spectacular views. You will have a modern kitchen with an induction cooktop as well as dishwasher.

There are Two generous sized bedrooms and ensuite to the master bedroom. From the private roof top garden you can take in the picturesque views in all directions including the Brindabella's, Black

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### FOR RENT

Please Call

### AGENTS

Daniella Jadric

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Antone Smith

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### AGENCY

LJ Hooker Dickson

(02) 6257 2111

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.



Mountain Tower, Mt Ainslie and Mt Majura. Something that will certainly impress your guests.

Features include:

- 2 bedrooms with built in robes
- Open plan living
- Balcony
- 2 car spaces with storage cage
- Induction cooktop
- Dishwasher
- Ensuite
- use of the private roof top garden
- intercom

Facts:

Availability: 28/8/2025

Pets: on application

Lease Period: 12 months +

Parking: 2 car spaces with storage cage

Cooking: induction electric cooktop

Heating & Cooling: heating & Cooling

EER: No current EER on the listed property

Adaptable housing and minimum standards: The property is exempt from the minimum ceiling insulation standard.

Embedded networks: The property is awaiting information from the Owners Corporation

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)

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON 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.

WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button available on our website
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.

EER 

## MORE DETAILS

Property ID 1HKMQKF92  
Property Type House  
Including Air Conditioning  
Balcony  
Dishwasher  
Built-in-Robes  
Secure Parking

### **Daniella Jadric**

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### **Antone Smith**

Business Development Manager | [Antone.smith@ljhdickson.com.au](mailto:Antone.smith@ljhdickson.com.au)

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