



1/19 De Burgh Street, Lyneham

De Burgh Street Delight!

Ideally located on a classic inner north tree-lined street the Ava complex in Lyneham is a boutique development of only six properties and apartment one is ready to surprise and delight you!!

This sunny, oversized, one-bedroom apartment enjoys over 80m² of living and courtyard space and has an exceptionally practical floor plan that features open plan kitchen, dining and living areas with a large bathroom and European laundry.

The living areas and bedroom enjoy a perfect northern orientation and the delightful courtyard provides loads of entertaining space. The kitchen is complete with quality SMEG appliances and Caesarstone bench tops and your year round comfort is assured with spit system reverse cycle air conditioning.

Ava is perfectly positioned just around the corner from parkland, the light rail and is so central to the bars, restaurants and café's of the Braddon and Dickson precincts and is also just a walk to the Lyneham shops.

Whether expanding your investment portfolio or making your first home purchase, this remarkable apartment, perched on the city's fringe amidst Canberra's most vibrant neighbourhoods, promises you

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FOR SALE
\$410,000+

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Dickson
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

the best of the inner north lifestyle. If you have any questions please contact Andrew on 0403 169 259 to arrange your private inspection.

Features:

One bedroom with built in robe

Open plan living, dining and kitchen

Kitchen with stainless steel appliances

Split system reverse cycle air conditioning

Electric hot water

Large courtyard

Grassed common area with established plantings and beautiful native shrubs

Walk to Lyneham & Dickson Shops

Walk to Lyneham Wetlands

Short drive to Braddon, CBD and ANU

Short walk to Macarthur Avenue Light Rail station

MORE DETAILS

Property ID	1HKMSCF92
Property Type	Apartment
House Size	54 m2
EER	6

Andrew Browne 0403 169 259

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