

105/253 Northbourne Avenue, Lyneham

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Modern comfort, unbeatable location!

Perfectly combining quality, convenience, and comfort, this stylish two-bedroom, two-bathroom apartment offers a low-maintenance lifestyle in a premium setting. Designed with both functionality and sophistication in mind, every detail has been carefully considered to enhance daily living.

Step inside and enjoy year-round comfort with ducted reverse cycle heating and cooling, while double-glazed floor-to-ceiling windows fill the home with natural light and ensure energy efficiency. The spacious, private 30m² balcony extends your living space outdoors - ideal for relaxing or entertaining.

The designer kitchen features Fisher & Paykel appliances including an induction cooktop, externally ducted range hood, and stone benchtops with soft-close drawers, making cooking a pleasure. Tech-savvy buyers will appreciate fibre-to-the-premises internet access for lightning-fast connectivity, plus secure intercom entry for peace of mind.

Additional features include allocated basement storage, two secure car spaces, and access to an impressive rooftop garden with

FOR SALE
\$599,000+

AGENTS

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AGENCY

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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

panoramic 360-degree views and BBQ facilities - perfect for entertaining guests or unwinding after a long day.

This is modern apartment living at its finest - don't miss your chance to secure a home that ticks all the boxes.

Rates: \$506 P.Q (approx)
Strata: \$770 P.Q (approx)
Internal: 71m2
Balcony: 30m2
EER: 6 Stars

Features:

- 2 bedroom 2 bathroom 2 car accommodation
- Ducted reverse cycle heating and cooling throughout
- Double Glazed floor to ceiling windows
- Large 30m2 private balcony
- Fibre to the property ensuring the highest possible download speed
- Fisher & Paykel kitchen appliances with induction cook top
- Intercom station providing access control between entry foyer, lifts & apartments
- Externally ducted range hood system
- Stone bench tops, soft close drawers
- Allocated basement storage
- Stunning 360 degree views from the rooftop garden with BBQ facilities

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

MORE DETAILS

Property ID	2DGWFHK
Property Type	Apartment
House Size	101 m2
EER	6
Including	Ensuite

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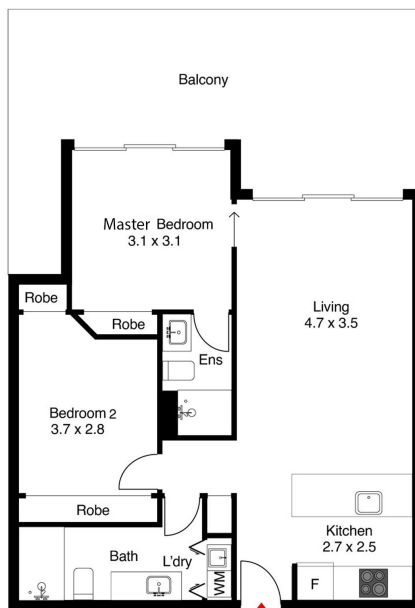
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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