




120/351 Northbourne Avenue, Lyneham

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Modern Comfort Meets Unbeatable Convenience

Perfectly positioned in the heart of Lyneham, this stylish one-bedroom apartment at The Sullivan offers a seamless blend of contemporary living and inner-city convenience. With the light rail on your doorstep and the city only a short trip away, it's an ideal choice for professionals, first-home buyers, or investors alike.

Designed to feel open and inviting, the apartment features a bright living area and bedroom that both open onto a private balcony—the perfect spot to relax and enjoy leafy outlooks. The sleek kitchen makes cooking a breeze, while a Euro-style laundry and extra storage add everyday practicality.

Residents at The Sullivan enjoy access to premium facilities including a rooftop garden with BBQs, a landscaped courtyard, a gym, and a parcel locker system for added convenience.

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

Internal:
EER: 6 Stars

FOR SALE
\$415,000+

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.



Features:

- One bedroom with balcony access
- Fisher & Paykel induction cooktop, oven, dishwasher & ducted rangehood
- controlled air conditioning & lighting
- Double-glazed windows & sliding doors
- Euro-style laundry with extra storage
- Rooftop garden with BBQ facilities
- Landscaped central courtyard
- Residents gym and parcel locker system
- Light rail stop at your doorstep
- Embedded network services

Outgoings:

Rates: \$1,571 per annum
Body corporate: \$3,668 per annum.

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	2DUMFHK
Property Type	Apartment
EER	6
Including	Air Conditioning Intercom Dishwasher Built-in-Robes

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