

203/241 Northbourne Avenue, Lyneham

## A Winter Warmer Apartment.

Some apartments feel temporary.

The kind you move into while you figure things out.

And then some apartments feel like your first proper city home.



That's the feeling I had walking through 203 at Base 241.

The location helps, of course. Northbourne Avenue is one of those addresses that quietly connects you to everything. The tram line runs past the building, the city is minutes away, and the Inner North has that familiar rhythm of cafés, restaurants and neighbourhood spots that make daily life feel a little more interesting. But the apartment itself carries the mood.

Soft morning light moves through the living space, the balcony opens up just enough to give you breathing room, and the finishes lean calm rather than flashy. Bamboo floors underfoot, concrete ceilings above, and double glazing that keeps the apartment feeling settled despite the energy of the street outside.

For this campaign, we wanted to show what living here could actually feel like.

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**FOR SALE**  
\$390,000 - \$420,000

**VIEW**  
By Appointment

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 **LJ Hooker**

So we partnered with local business Mantel & Muse, a Canberra Vintage Furniture store known for its mid-century pieces. Everything styled throughout the apartment has come directly from their collection.

The idea wasn't just to stage the apartment.

It was to show how the right pieces can turn a good space into a home.

The armchairs, lamps and sideboards you see throughout the apartment are all available to purchase, which means if something catches your eye at the open home, you can take that feeling home with you.

You can explore the pieces used in this collection and others here: <https://mantelandmuse.com.au>

And even if the apartment itself isn't quite the right fit, the open home still becomes something interesting. A chance to see how vintage furniture can change the atmosphere of a room entirely.

The building has other surprises. The saltwater heated rooftop pool sits above the city with views stretching across Canberra. It's the sort of spot you imagine on a Sunday afternoon when the week has finally slowed down.

Apartments like this aren't usually about forever.

Sometimes they're about that moment when you move into the city, find your routine, discover your favourite café, and start building the life you've been picturing.

And standing here, looking out across Northbourne Avenue, it's hard not to think:

This might just be the start of that chapter.

#### Property features

- bedroom apartment positioned on Level 2
- Open-plan living flowing to a private balcony
- Bedroom with mirrored built-in robes
- Bamboo flooring throughout
- form concrete ceilings
- Double-glazed windows and sliding doors
- Ducted reverse-cycle heating and cooling
- Heat recovery ventilation system
- Moveable kitchen island
- Frosted glass shower and toilet
- European-style laundry
- Industrial style minimalism with smart architecture design layout
- Single basement car space plus lockable storage enclosure

#### Building details

- Development: Base 241
- Architect: Cox Architecture
- Builder: Construction Control
- Boutique complex of 68 apartments
- Heated rooftop swimming pool with city views
- Rooftop entertaining areas
- Dual lift access from the basement and the ground level
- Light rail stop directly outside the development

#### The numbers (approx.)

- Internal living: 57 sqm
- Balcony: 8 sqm

- Total living: 65 sqm
- Strata levies: \$5,761.40 p.a. (Admin + Sinking Fund)
- Rates: \$1,924 approx. p.a.
- Water & sewerage: \$720 approx. p.a.
- Land tax (investors): \$2,300 approx. p.a.
- Rental estimate: \$550 per week
- EER: 6

## MORE DETAILS

Property ID 36FVGCY  
Property Type Apartment  
EER 6

### Bri Williams 0408 787 896

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