



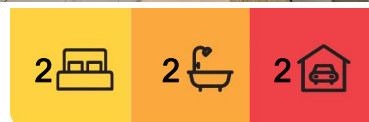
Lyneham, 323/253 Northbourne Avenue

Stylish and Spacious Urban Retreat

This ultra-cool two-bedroom apartment is ideally positioned within the beautifully designed Embark complex, a sustainable development created to minimize environmental impact. Offers views of Mount Majura and its surroundings from the comforts of the winter garden, this property is perfect for both astute investors and owner-occupiers. The home provides unparalleled convenience, with the light rail right at your doorstep and a short walk to the diverse selection of shops, cafes, bars, and restaurants in both the City and Dickson. This is modern, low-maintenance living at its finest.

The open-plan living area is larger than your standard 2-bedroom ensuite apartment in the complex with a total area of 85m², from the kitchen looking out framed by expansive windows and sliding doors that open into a large winter garden. This tranquil space offers a quiet escape that can be enjoyed all year round!

The stylish kitchen is equipped with engineered reconstituted stone benchtops, ample



For Sale
\$675,000+

View
ljhooker.com.au/1HKM07F92

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EER ★★★★★★

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storage, and premium appliances, including a glass cooktop, oven, and dishwasher, all accentuated by sleek cabinetry. Ducted reverse-cycle air conditioning provides comfort all year round, while the spacious dining and living areas feature engineered timber flooring. Full-height windows are elegantly dressed with drapes, and the neutral palette is enhanced by LED downlighting throughout.

The main bedroom is generous with built-in robes and has direct access to a private balcony. The ensuite is private and features a rain shower and floor-to-ceiling tiles. The second bedroom is equipped with a built-in robe and is conveniently located next to the main bathroom, which boasts matching finishes and includes a compact European laundry.

The fantastic rooftop entertainment area is perfect for unwinding, offering sunset views while you prepare a barbecue dinner.

This prime location has everything you could want, just a short stroll to the lively Lyneham hub, wetlands, and parks along tree-lined streets. It's also just steps from the light rail, providing easy access to Dickson's cafes, restaurants, and shops, as well as the swimming pool, ANU, and the City centre.

Built: 2020

Total Living: 100m²

Balcony: 15m²

EER: 6

Features:

- Eco-friendly complex built in 2020
- 2 bedrooms with built-in robes
- 2 bathrooms
- 2 secure basement car parks
- Timber flooring
- Abundance of light
- Modern kitchen with stone benchtop
- generous storage,
- glass cooktop and dishwasher
- LED downlighting,
- Ducted reverse cycle air conditioning
- Euro laundry
- Close to the tram stop
- Central location, meters to a tram stop
- Rapid trip to the City center and the ANU, or to Farmers' Markets and Gungahlin
- Short walk to the local Lyneham shops, and Dickson shopping centre.

Location:

5 minutes Dickson Shopping Centre

7 minutes to Canberra City

5 minutes to ANU

12 minutes to Canberra Airport

12 minutes to Parliament House



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More About this Property

Property ID	1HKM07F92
Property Type	Apartment
House Size	100 m ²
EER	6

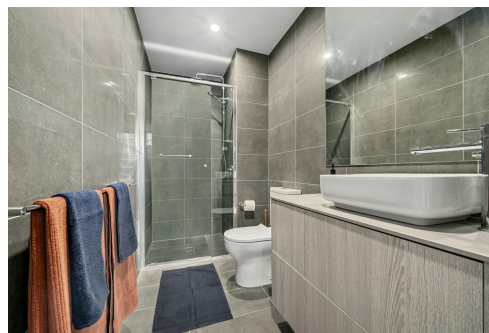
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