



401/100 De Burgh Street, Lyneham

## 1 Bedroom plus study at the heart of Lyneham

Located at the Sullivan, this brand new development prioritizes ample landscaped open spaces to reduce environmental impact and costs, with buildings strategically positioned for natural light and ventilation. Boasting higher-than-average ceilings, efficient heating and cooling systems, energy-star appliances, and double-glazed windows for insulation and acoustic performance.

This spacious one-bedroom apartment is equipped with separate living and dining area, large balcony with sweeping views, and access to a tranquil residents-only courtyard with BBQ facilities.

The location in Lyneham offers a vibrant cafe culture, parks, playgrounds, sports facilities, shops, schools, and services nearby, with Dickson's amenities just a short walk away.

To invest or to move in after rental, is your decision!

### Features

- Floor to ceiling glass
- Views to black mountain tower
- Ducted reverse cycle heating and cooling

1 1 1

**FOR SALE**  
\$500,000+

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

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.



- Tiles and carpet flooring
- Light colour scheme
- Corner Kitchen with plenty of storage
- Basement car park with storage
- Brand new

#### Essentials

- Living area: 60sqm
- Balcony: 8sqm
- Year completed: 2023
- Strata: \$3,108 p.a.(approx)
- Rates: \$2,093 p.a.(approx)
- Land tax: \$2,796 p.a.(approx) investors only
- Current rent: \$495 p.w.
- Tenanted till: 13th Jan 2026
- EER: 6 stars

#### Disclaimer:

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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   | 2AJ6FHK    |
| Property Type | Apartment  |
| House Size    | 60 m2      |
| EER           | 6          |
| Including     | Dishwasher |

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 LJ Hooker