



## Lyneham, 401/100 De Burgh Street

### 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.

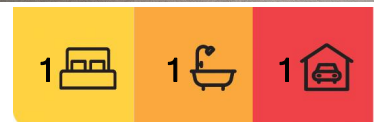
This spacious one-bedroom apartment is equipped with separate living and dining area, large balcony with sweeping views, and access to a tranquil residents-only courtyard with BBQ facilities.

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!



**Disclaimer:** 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.



**For Sale**  
\$500,000+

**View**  
By Appointment

**Contact**  
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**EER** ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

## Features

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

## More About this Property

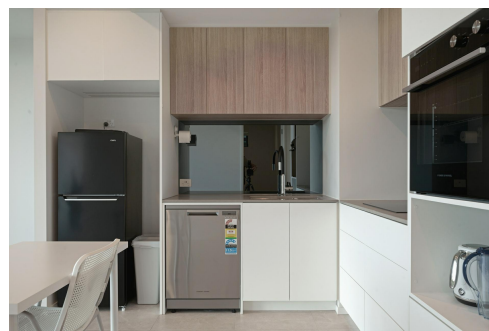
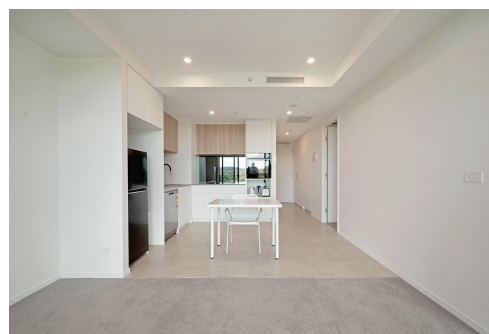
<b>Property ID</b>	2AJ6FHK
<b>Property Type</b>	Apartment
<b>House Size</b>	60 m <sup>2</sup>
<b>EER</b>	6
<b>Including</b>	Dishwasher

**Tahmeed Towfiq 0469 706 586**

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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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