



Lyneham, 705/253 Northbourne Avenue

Luxury, Location and Views!

Open for inspection scheduled for 9th March 2024 CANCELLED. Please contact Gabby 0449 901 115

Welcome to 705/253 Northbourne Avenue, with its remarkable wrap around Black Mountain views, modern amenities, and a great location, it truly embodies the essence of comfortable and stylish living. Situated in a serene and sought-after location, you'll find comfort and tranquillity right at your doorstep.

With the option of purchasing fully furnished, this outstanding apartment combines style and functionality to create sophisticated, life-enriching spaces you'll want to come home to.

This well-appointed one-bedroom, one-bathroom apartment offers the perfect blend of modern convenience and functionality. Only 2km away from the CBD, it offers immediate access to the light rail, bike paths, and key walkways.



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
\$510,000 +

View
ljhooker.com.au/GVJH5W

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EER ★★★★★★

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The contemporary open-plan layout is complemented by a fresh palette, stunning top floor views, and an abundance of natural light. The floor-to-ceiling windows throughout overlook Black Mountain to take in Canberra's finest sunsets. The sunny aspect amplifies the living space within a well-designed open plan layout.

Generous-sized kitchen with quality electric appliances, abundant storage, and stone benchtop. This kitchen comes with everything you need to cook with ease.

The oversized bedroom boasts generous mirrored built-in robes and large windows embracing the same views, as well as access to the balcony.

Take advantage of the rooftop garden, unwind and entertain with BBQ facilities, and enjoy 360-degree views of the Brindabellas, Black Mountain Tower, Mt Ainslie, and Mt Majura.

Inclusions:

- * Well-sized bedroom
- * Generous main bathroom with modern finishes
- * A car spaces and a lock-up storage cage
- * Balcony overlooking Black Mountain
- * Well-appointed kitchen with Fisher & Paykel appliances
- * Double-glazed floor-to-ceiling windows
- * Reverse cycle heating and cooling
- * European-style laundry with a dryer
- * Intercom station providing access control between entry foyer, lifts & apartments
- * Sleek and neutral finishes throughout for a timeless look
- * Located 2 km to the CBD and in close proximity to the light rail
- * Embark complex, completed in 2020

Location:

- Within 3 minutes' walk to light rail
- Within 5 minutes' walk to Lyneham Wetlands
- Within 9 minutes' walk to Lyneham High School
- Within 10 minutes' walk to Dickson shops
- Within 3 minutes' drive to Brindabella Christian College
- Within 4 minutes' drive to CBD
- Within 5 minutes' drive to ANU
- Within 7 minutes' drive to the University of Canberra

Living Size: 63m2 (approx)

Rates: \$1,382.40 p.a (approx)

Land Tax: \$1,599.37 p.a (approx)

Body Corporate: \$2,899.60 p.a (approx)

Year Built: 2020

EER: 5.0

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies



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contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

More About this Property

Property ID	GVJH5W
Property Type	Apartment
House Size	69 m ²
EER	5

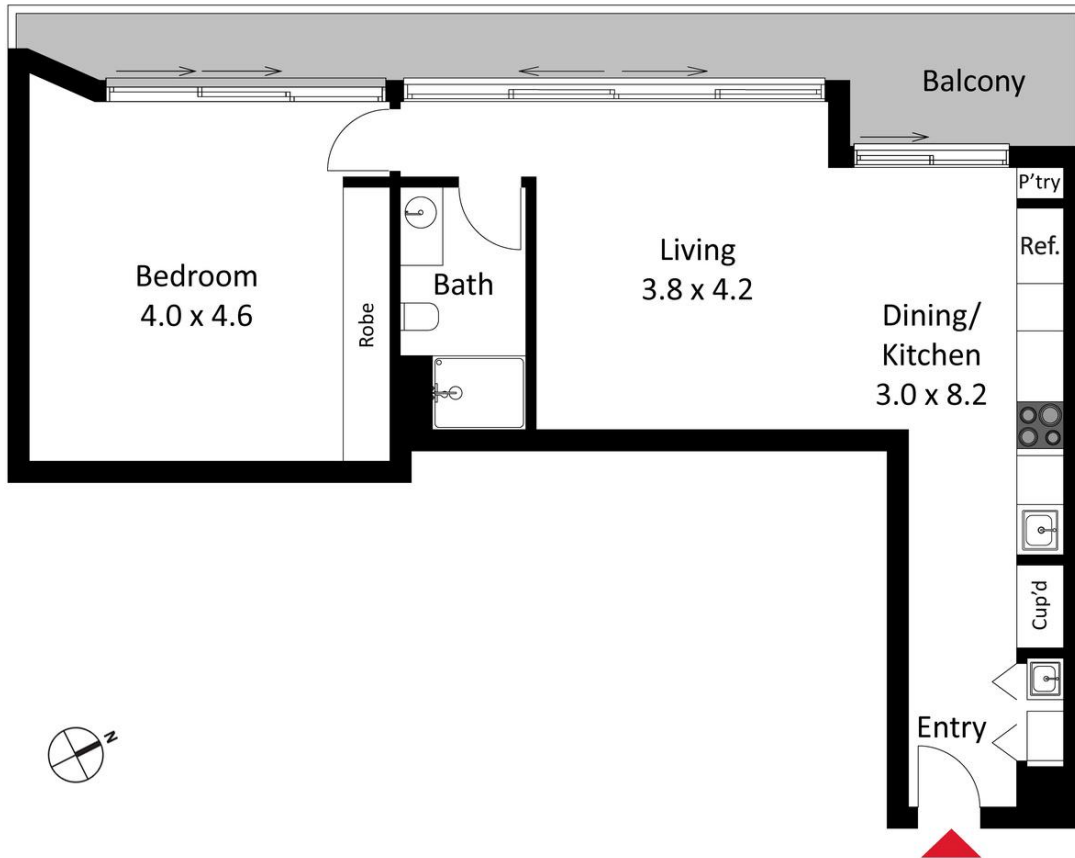
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

