







710/351 Northbourne Avenue, Lyneham

Style, Comfort and Connectivity

Discover modern living at its finest in this beautifully appointed two-bedroom apartment at The Sullivan. Perfectly positioned in Lyneham, it combines contemporary style with unrivalled convenience. With the light rail just outside and the city centre a quick 3km trip away, this is the ideal address for a vibrant, connected lifestyle.

Step inside to a bright and airy layout where the open-plan living area flows seamlessly to a generous balcony. The main bedroom enjoys direct access to the balcony, creating an indoor-outdoor feel and offering leafy views over the landscaped surrounds.

The kitchen is sleek and practical, featuring quality Fisher & Paykel appliances and clever storage solutions. With a Euro-style laundry tucked away and app-controlled air conditioning and lighting, every detail has been designed for ease and comfort.

As part of The Sullivan, you'll enjoy exclusive resident facilities including a rooftop garden with BBQs, a central courtyard, and a fully equipped gym. A parcel locker system adds another layer of everyday convenience.

This property also holds a valid exemption from the minimum ceiling insulation standard.

2 2 2

FOR SALE
$599,000+

AGENTS
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AGENCY
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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.

LJ Hooker

Internal: 75m2 + Balcony
EER: 6

Features

- Corner apartment with green views
- Two bedrooms
- Fisher & Paykel induction cooktop, oven, dishwasher & ducted rangehood
- App-controlled air conditioning and lighting
- Double-glazed windows and sliding doors
- Euro-style laundry and extra storage
- Rooftop garden with BBQ facilities
- Landscaped central courtyard
- Residents gym and parcel locker system
- Light rail to city on the doorstep
- Embedded network services

Tenanted until January 2026 at $700 P/W.

Rates: $1,923 per annum (Approx)
Body corporate: $5,200 per annum (Approx)
Land Tax: - $2,430 per annum (Approx)

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.

Disclaimer:
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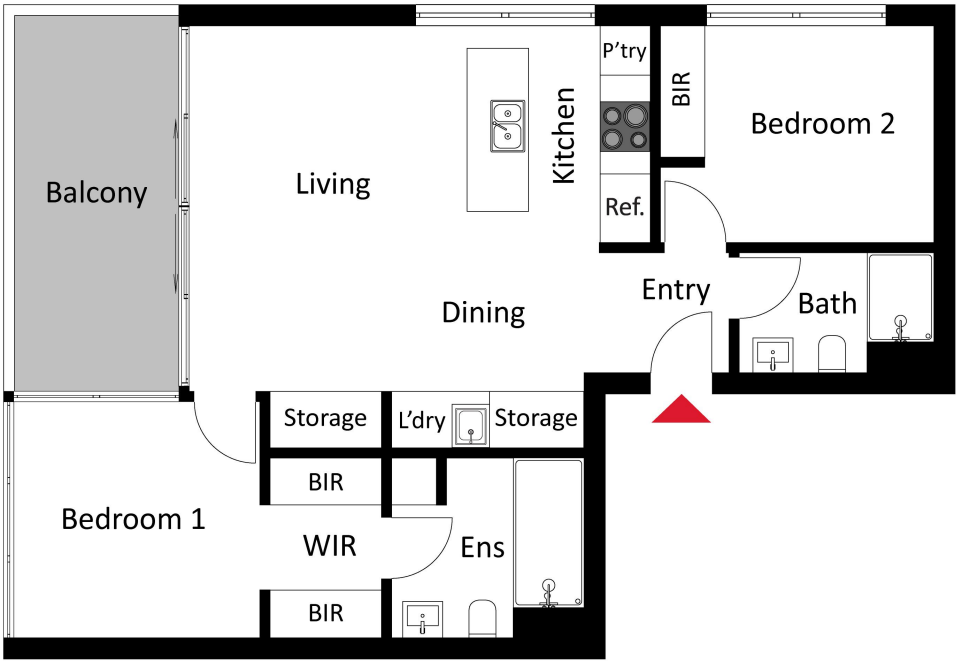
MORE DETAILS

Property ID	2DQPFHK
Property Type	Apartment
EER	6
Including	Air Conditioning
	Intercom
	Balcony
	Dishwasher
	Built-in-Robes
	Remote Garage

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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