



Lyneham, 813/351 Northbourne Avenue

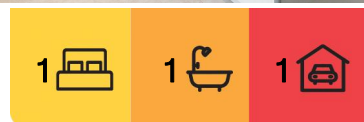
Set And Forget At The Sullivan!

The Sullivan apartment complex is perfectly located on Northbourne Avenue and this delightful one bedroom apartment presents as-new and ready for its new owner!

As you step into the apartment, you'll notice a floor plan that makes the most of the available space and has separate dining, open plan kitchen and living room that enjoys full height, double glazed windows that make the most of the views to the north and east.

The large bedroom is complete with a built-in robe providing ample storage and the modern bathroom is equipped with high quality fixtures and finishes. Further liveability is provided with a European style laundry and the convenience of ducted, reverse cycle air conditioning.

With an ultra-convenient location,, you will love being so close to the cafés of Braddon, the shops and restaurants of Dickson, the parks, playgrounds, sporting facilities and schools of



For Sale
\$475,000+

View
By Appointment

Contact
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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.

EER ★★★★★★

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(02) 6257 2111

Lyneham and a minute's tram ride to the CBD.

The complex is also just a walk away to large green spaces, shared bike & walking paths and the Lyneham wetlands that make it hard to believe just how close to the City Centre you really are.

Whether you're seeking a secure lock and leave inner city base or looking for your next investment opportunity this apartment is the perfect proposition so come along to the next open home or call Andrew on 0403 169 259 to arrange a private inspection.

Features:

- Practical floorplan with City views
- Separate living & dining areas
- Kitchen with soft-close drawers
- Quality appliances - induction cooktop, oven and dishwasher
- Bedroom with built-in robe
- Double glazed floor to ceiling windows & sliding doors
- Ducted reverse cycle air conditioning
- Secure basement carpark and storage cage
- Secure bike storage room
- Communal garden with BBQ facilities
- Intercom system through entry foyer, lifts and apartments
- Landscaped central garden
- Residents only gym
- Excellent location near local shops, light rail, City and schools



More About this Property

Property ID	1HKKTEF92
Property Type	Apartment
EER	6

Andrew Browne 0403 169 259

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

813/351 Northbourne Avenue, Lyneham

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