



Lyneham, G15/351 Northbourne Avenue

WOW! Corner position with huge courtyard

This ground floor apartment, positioned on the quiet side of the front building is refreshingly different and well worth an inspection in person!

When I first walked into this apartment, I was so impressed with the corner position; floor to ceiling double glazing wrapped around the apartment and flooding it with light to every corner. The other very impressive point of difference here are the very high ceilings; opening up the spaces and giving the beautiful feeling of generosity and light. Add to this, the wrap around courtyard, you could create a stunning sanctuary here.

The quality at 'The Sullivan' is evident, from the care taken with the gardens & common areas to the quality of fixtures and fittings throughout the apartment.

The location is so convenient; take a walk to the Lyneham shops or Dickson, enjoy the Lyneham wetlands for walking. The light rail will make life so easy to access Gungahlin, Dickson, Braddon or the City.

Please don't hesitate to pop in to inspect or please contact me to register your interest.

Property Features;



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
\$469,000+

View
ljhooker.com.au/2CVRFHK

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EER ★★★★★

LJ Hooker Canberra City
(02) 6249 7700

- *The Sullivan was completed in 2023
- *Double glazing throughout
- *Generous & well-planned kitchen with stone tops, generous storage including a full height pantry
- *Electric cooktop & wall oven+ stainless steel dishwasher
- *Ducted reverse cycle air conditioning
- *Double roller blinds throughout
- *Full height tiling to the bathroom
- *Euro laundry with dryer included
- *Secure basement parking + storage
- *Secure intercom access to the building
- *Living; 52sqm
- *Courtyard; 26sqm
- *Rates; \$503.00 per quarter
- *Land Tax; \$638.92 per quarter IF RENTED
- *Body Corp; \$898.20 per quarter

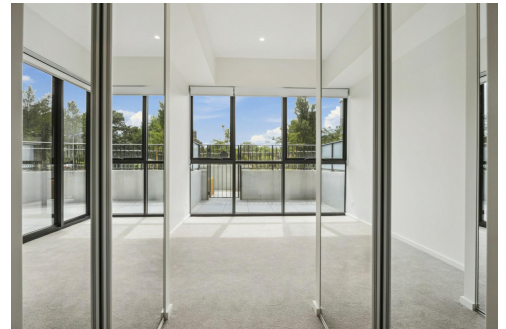
Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

More About this Property

Property ID	2CVRFHK
Property Type	Apartment
EER	5
Including	Air Conditioning Courtyard Dishwasher

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