



519/253 Northbourne Avenue, Lyneham

A Rarely Spacious 110m² Two-Bedroom Apartment at Embark

Spacious, stylish and superbly located, this premium two-bedroom apartment combines modern comfort with unmatched convenience, making it the perfect place to call home.

This is not your typical two-bedroom apartment. Offering an impressive 110m² floor plan, this oversized residence delivers the width, separation and sense of space that is rarely found in modern apartment living.

North-facing and positioned to capture views towards Mount Majura, the apartment enjoys a rare outlook for a property on this side of Northbourne Avenue, bringing an abundance of natural light and a beautiful sense of openness into the home.

The floor plan is a standout. The living area is wide, spacious and genuinely comfortable, while the two bedrooms are thoughtfully positioned with excellent separation between them, providing privacy and functionality that is often missing from standard two-bedroom, two-bathroom apartments.

The enclosed balcony has been cleverly designed as a stunning

2 2 2

FOR SALE
\$690,000+

VIEW
By Appointment

AGENTS
Andrew Grenfell
0424 858 529
andrew.grenfell@ljhcanberracity.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

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

winter garden, creating an additional living space that can be enjoyed throughout the year. Framed by expansive views offers a serene environment for working from home, reading or simply soaking in the picturesque outlook.

Positioned within the popular 'Embark' development, you are just a short stroll from Dickson's vibrant shopping precinct, restaurants and cafes, with the light rail right at your doorstep. It offers the perfect balance of convenience and lifestyle, close enough to the City to enjoy everything it has to offer, while still providing a peaceful place to call home.

Residents also enjoy access to the impressive rooftop garden and barbecue facilities, complete with 360-degree views across Canberra.

Large, light-filled and genuinely different from the typical two-bedroom apartment, this is an opportunity that needs to be seen to be appreciated. With its generous 110m² floor plan, north-facing aspect and rare Mount Majura outlook, apartments offering this combination of space and position are difficult to find.

Internal: 96m² (Approx)
Balcony: 12 m² (Approx)
Bedroom Balcony: 2m² (Approx)
Body corporate: \$4,359 per annum (Approx)
Rates: \$2,596 per annum (Approx)

Features:

- " Impressive 110m² floor plan + Balconies
- North-facing aspect
- Rare Mount Majura outlook
- Oversized two-bedroom, two-bathroom layout
- Wide and spacious open-plan living area
- Excellent separation between bedrooms
- Enclosed Winter balcony
- Modern kitchen with Fisher & Paykel appliances and induction cooktop
- Stone benchtops and soft-close cabinetry
- Externally ducted rangehood
- Ducted reverse-cycle air conditioning
- Double-glazed windows and glass
- Semi-frameless glass shower screens
- Recessed LED lighting
- Intercom access
- Basement storag
- Rooftop garden with barbecue facilities and 360-degree views

Whats nearby:

- " Dickson Shopping Precinct —approx. 0.8km
- " Dickson Interchange / Light Rail —approx. 0.25km
- " Dickson College —approx. 0.9km
- " Lyneham High School —approx. 1.1km
- " Lyneham Primary School —approx. 1.4km
- " Daramalan College —approx. 1.3km
- " Australian National University (ANU) —approx. 2.5km
- " Canberra CBD —approx. 3.0km
- " Mount Majura —approx. 3.5km
- " Canberra Centre —approx. 3.0km
- " Australian War Memorial —approx. 3.0km

Disclaimer:

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must

solely rely on their own enquiries.

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 DETAILS

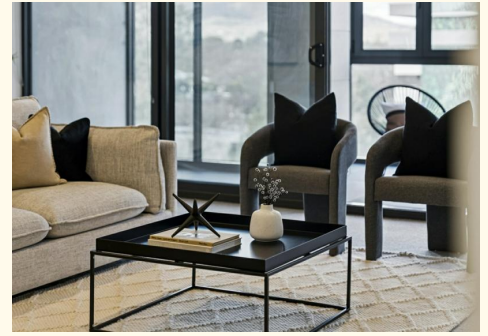
Property ID	2G9KFHK
Property Type	Unit
EER	6
Including	Air Conditioning
	Dishwasher
	Built-in-Robes

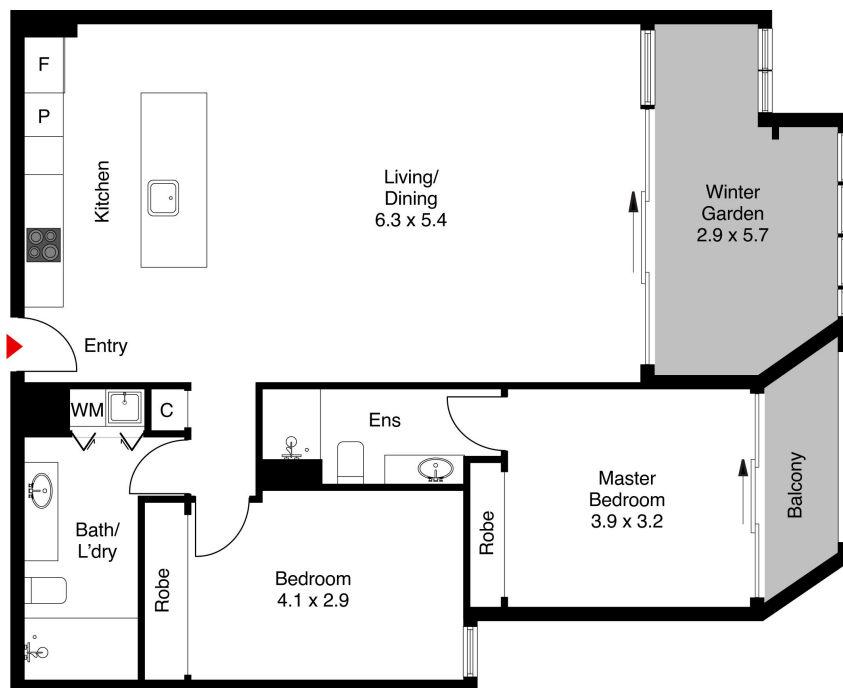
Andrew Grenfell 0424 858 529

Salesperson | andrew.grenfell@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au





The floor plan plan 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.

519/253 Northbourne Avenue, Lyneham