418/351 Northbourne Avenue Lyneham ACT 2602

2 2 2

$730 pw

Date available: Now
Book Inspection

Elevated Parkside Luxury with Space, Light & Double Parking (Unfurnished)

Positioned within the highly regarded The Sullivan, this expansive two-bedroom, two-bathroom residence offers a level of space, outlook and practicality rarely found along the Northbourne corridor.

Set in an elevated position with uninterrupted views and no neighbouring buildings directly in front, the apartment enjoys a peaceful outlook across parkland and creek reserve - creating a rare sense of openness and privacy while remaining moments from the CBD.

Inside, the quality is immediately evident. Timber flooring flows through the living and dining areas, complemented by floor-to-ceiling double-glazed windows that flood the home with natural light. Both bedrooms feature large windows - a standout advantage - enhancing cross-ventilation and creating bright, airy retreats.

The master suite is generously proportioned and complete with a spacious ensuite and built-in robe. The second bedroom also includes a built-in wardrobe and excellent natural light, making the layout ideal for professionals, couples, or shared living arrangements. Bedrooms are comfortably carpeted for warmth and softness underfoot.

The contemporary kitchen is fitted with quality Fisher & Paykel appliances, including an induction cooktop, oven and dishwasher, paired with ample cabinetry and clean, modern finishes.

Adding significant value are two secure basement car spaces and a storage cage - a premium inclusion that sets this apartment apart from many comparable offerings in the building and surrounding area.

Please note: Furniture displayed in advertising images is for presentation purposes only. The apartment is offered unfurnished.

Apartment Features
- Elevated position with uninterrupted outlook
- Backing onto parkland and creek corridor
-Two spacious bedrooms with large windows
- Built-in robes to both bedrooms
- Generous master suite with oversized ensuite
- Timber flooring to living areas; carpeted bedrooms
- Double-glazed floor-to-ceiling windows
- Ducted reverse cycle air conditioning
- European-style laundry
- Two secure basement car spaces
- Additional storage cage
- Secure intercom and lift access

Resident Amenities at The Sullivan
- Rooftop garden with BBQ facilities
- Landscaped central courtyard
- Fully equipped residents' gym
- Parcel locker system
- Secure bike storage
- Light rail stop directly at your doorstep

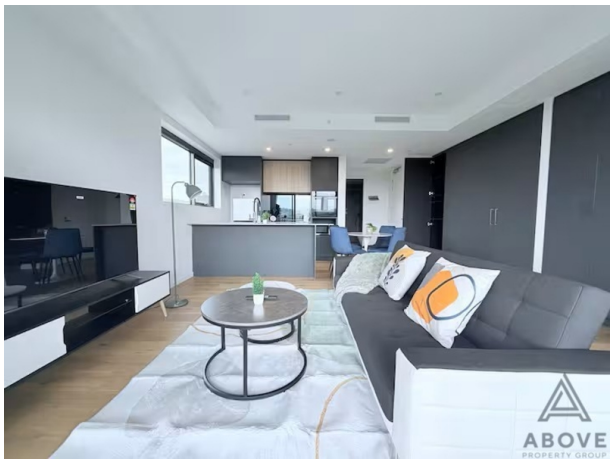
Location
- Minutes to Canberra CBD
- Easy access to Braddon & Dickson dining precincts
- Surrounded by established parks and walking trails
- Seamless connectivity along the Northbourne light rail corridor

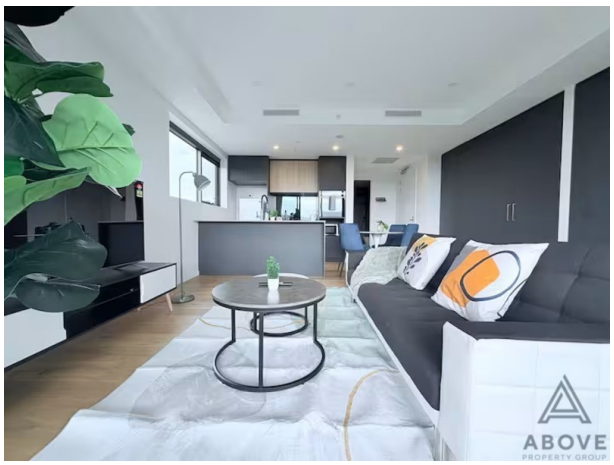
Offering more space, more light, more parking and a superior outlook than many comparable apartments, this is a premium opportunity for tenants seeking quality, privacy and lifestyle in equal measure.

Rent Information:
1. Rent is collected fortnightly in advance unless otherwise specified
2. A bond equivalent to four weeks' rent is required.

Disclaimer: Although we endeavour to provide accurate information about this property, we cannot guarantee its absolute precision. Interested parties are advised to conduct their own thorough investigations into inclusions, figures, measurements, dimensions, layout, furniture, and descriptions before making any decisions. Disclaimer - Photos are for illustration purposes only.

Gallery





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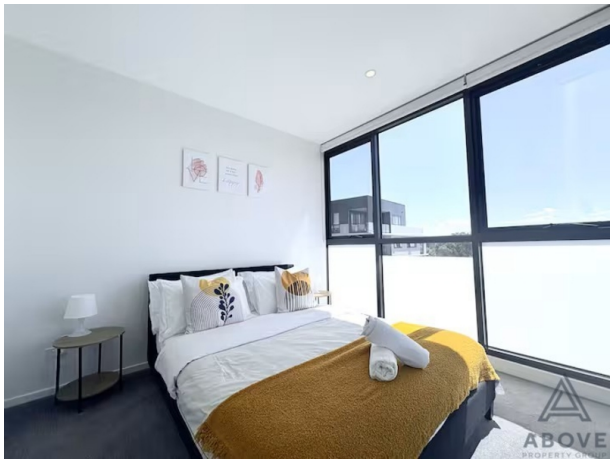
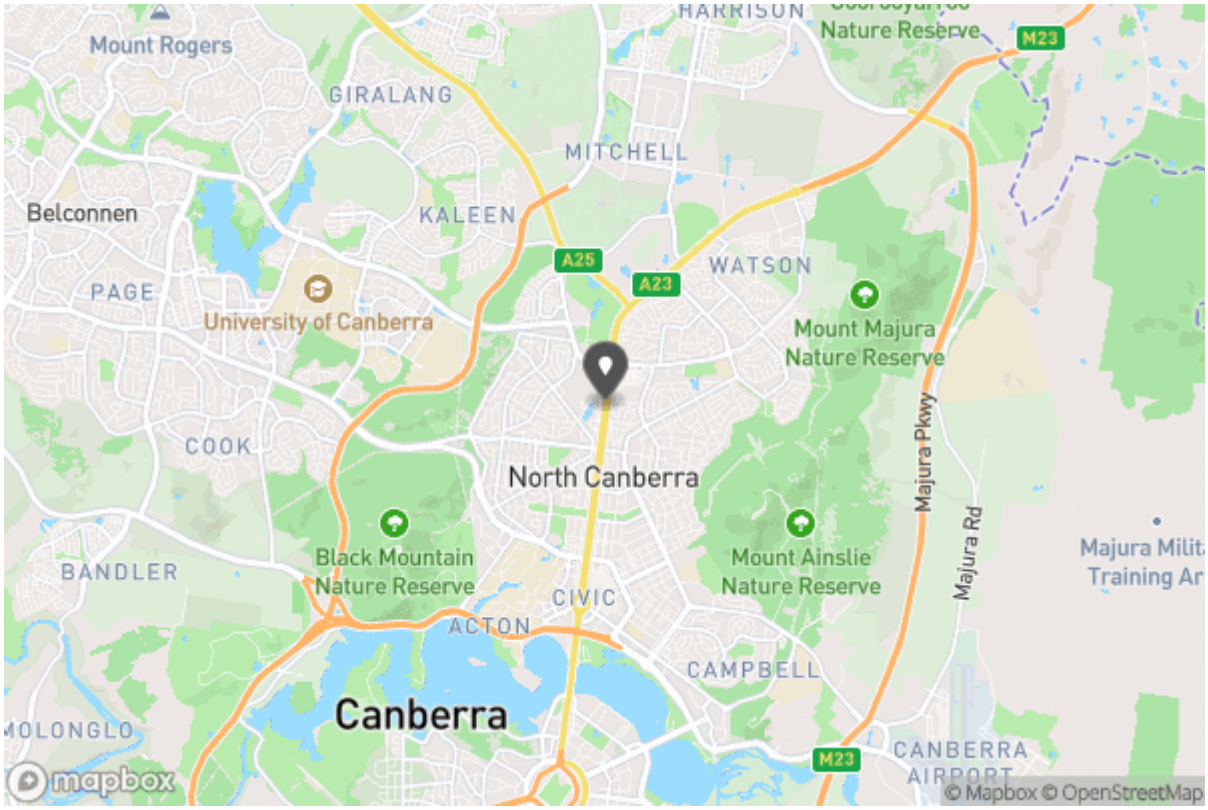


Sullivan
349 & 351
Northbourne Avenue

Balcony
Living
Kitchen
P'try
BIR
Bedroom 2
Ref.
Dining
Entry
Bath
Storage
L'dry
Storage
BIR
Bedroom 1
WIR
Ens
BIR

Location Map



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You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

Apply Online

https://2apply.com.au/Property?agentID=AB-AboveProperty&uniqueID=1P0425

More Information

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