



# EMBARK ON YOUR NEXT BUSINESS ADVENTURE

For Sale or Lease  
Contact Agent  
For Sale

Offices • Retail

253 Northbourne Avenue, Lyneham, ACT 2602

## Floor Area:

73.0 m<sup>2</sup> - 102.0 m<sup>2</sup>



## Property Description

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- **Prominent Northbourne Avenue frontage**
- **Brand new building**
- **Easy access to public transport networks**

Be part of the community helping to revitalise Canberra's most significant avenue. Positioned at the gateway to the city, Northbourne Village will eventually be home to more than 700 apartments. Already, the 172 apartments in Embark, the first stage of this exciting development, are fully occupied. Stage 2 of the precinct, The Sullivan, is currently under construction and is expected to be completed in late 2023. Two exceptional commercial spaces in the Embark building are available for purchase. Here your business can capitalise on this ready-made customer base and profit from the village's future growth. The two ground-floor spaces are suitable for a range of uses, from professional services or small retail to a smart food and beverage offering.

Unit 173: 102sqm of net lettable area - \$630,000  
Unit 174: 73sqm of net lettable area - \$439,000

A high-profile address

Less than 3km north of Canberra's CBD, Northbourne Village is a buzzing new residential and lifestyle precinct being developed by leading Canberra company, JWLand. It combines an imposing presence along Northbourne Avenue with the subtler delights of a charming suburban backdrop to offer the best in urban living. Connected to the city by light rail that runs past the door, the community is being developed in three stages. Stage 2, which will include 176 apartments, has already commenced construction.

As part of this exciting new precinct you will be well placed to attract business from the surrounding suburbs of Lyneham, Dickson, Downer and Turner as well as from within Northbourne Village itself. The position on Northbourne Avenue makes your business highly visible on one of Canberra's busiest commuter routes.

Customised fit-out available...

## Additional Details

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**Building**  
Partial

**Tenure Type**  
Vacant Possession

253 Northbourne Avenue, Lyneham, ACT 2602



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