



EMBARK

ON NORTHBOURNE





Capture
the momentum.



RUSSELL ▼

LAKE BURLEY GRIFFIN ▼

CBD ▼

AINSLIE

MAJURA OVAL ▶

DARAMALAN COLLEGE ▼

Perfectly
positioned.

WODEN ▼

AUSTRALIAN NATIONAL
UNIVERSITY ▼

BLACK MOUNTAIN ►

EMBARK

ON NORTHBOURNE

LYNEHAM WETLANDS

DICKSON ▼

LIGHT RAIL

LIGHT RAIL

LIGHT RAIL

LIGHT RAIL



Surrounded by beautiful parks, wetlands and nature reserves, Embark is perfectly positioned in the heart of Canberra's inner north. The precinct sits on Northbourne Avenue in Lyneham; one of Canberra's oldest suburbs. A precinct humming with energy, residents will enjoy the convenience of Canberra's light rail - a location set to redefine commuting in Canberra.





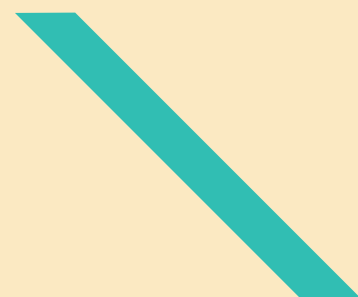
Embark provides the comfort of traditional suburban living, plus the perks of charming neighbouring suburbs. Stroll to Braddon for coffee culture and boutique shops or enjoy the smorgasboard of cuisine over in Dickson. Ride to the ANU on the dedicated cycle path in 10 minutes, join the action in the nearby sports hub or walk to Lyneham High, one of Canberra's best public schools.







**Stake your claim
in the first precinct
on Northbourne.**





This precinct will leverage off JWLand's extensive knowledge, to ensure a consistent high-quality standard throughout all stages of the development. Differentiating from other surrounding developments the precinct will establish itself within Lyneham, generating a higher potential investment gain without uncertainty.

In a large mixed-use precinct, you will have easy access to parking and a mix of supporting commercial amenity. Taking a respective approach to admire the heritage, the precinct is designed to complement the history and Lyneham's past.





Precinct
living.





**Situated in
the priority
enrolment area
for Canberra's
best schools.**



Forming pathways to a trustworthy community and flourishing together, residents can rest easy knowing that the future is safeguarded by this pioneering and dynamic development.

Live your
best life.





Embark inspires a contemporary and effortless lifestyle. Residents will enjoy easy commutes, a plethora of Canberra's best cafes and bars close by with immediate access to bike paths and surrounding parks. Awaiting on the rooftop garden is a place to unwind and entertain with BBQ facilities and 360 degree views. Embark is at the helm of Canberra.





**Less than 2km
from the City
with light rail
right at your
doorstep.**







Architecture.



ARTIST'S IMPRESSION

PERFECT HARMONY BETWEEN FORM AND FUNCTION

Capitalising on the knowledge of renowned international architectural practice COX, Embark has found the perfect harmony between form and function. Conscious of a location that will be in high demand for years to come, the architecture fuses timeless elements with a distinctly modern suite of materials. Hues of grey and elements of modern industrial design make for a sophisticated finish any professional would be proud to call home.

Sustainable design.

ECONOMICALLY SOUND AND ENVIRONMENTALLY FRIENDLY

Embark has implemented efficient building designs to not only benefit the environment but also reduce ongoing maintenance costs to residents.



Solar panels provide free power for common lighting and efficiently designed irrigation systems keep weather-hardy plants happy.



Awning windows are used extensively to protect the apartments from the weather while allowing for access to fresh air.



Western facing units are protected by louver screens that keep occupants cool in summer and warm in winter.



High thermal mass construction materials are used to regulate the apartment temperature throughout the year.



All units have been treated with double glazed windows to retain heat from the morning sun and reduce energy costs all year round.



Car park is designed to allow partially passive ventilation to minimise energy use and noise.



ARTIST'S IMPRESSION





Embark has been meticulously designed to suit contemporary living with quality fittings and finishes built to last. Attention to detail and clever design has considered comfort, longevity and efficiency wherever possible.





RESIDENTS WILL ENJOY
AMPLE STORAGE AND
AN OPEN PLAN DESIGN
TO MAXIMISE USE OF SPACE



The modern kitchen and bathroom offers durable and easy to maintain materials including timber look veneer and quartz stone benchtop.



Externally ducted range hood system is installed to increase comfort, reduce moisture and improve air quality throughout the apartment.



Split heating and cooling system with minimum reticulation distance results in a lower long-term running cost.





High quality carpet combined with the use of double glazed windows achieve a high energy rating across the development while providing excellent insulation and acoustic performance.



Careful selection of appliances and fixtures provide high energy star ratings and reduced water usage.



QUALITY MODERN FINISHES

Modern materials are continued into the bathroom, ensuring consistent design throughout the apartment.





M O M E N T U M

UPGRADE FLOORING

Floating engineered timber



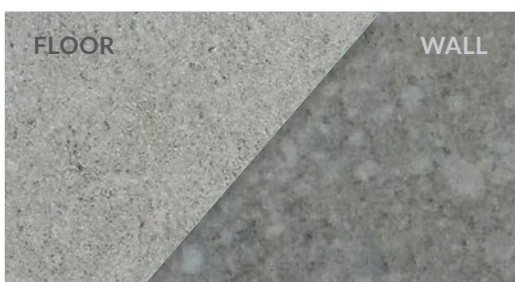
STANDARD FLOORING

Plush carpet



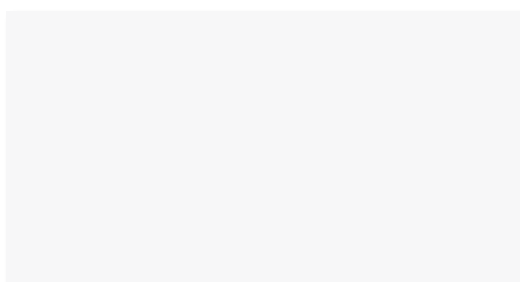
TILES

Modern ceramic



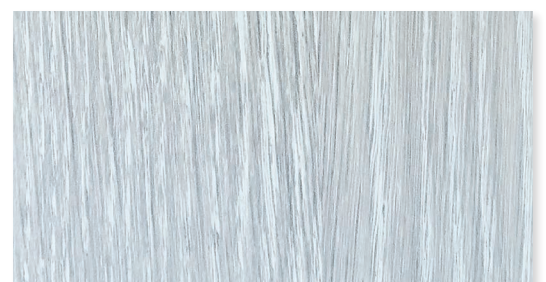
JOINERY

High quality veneer



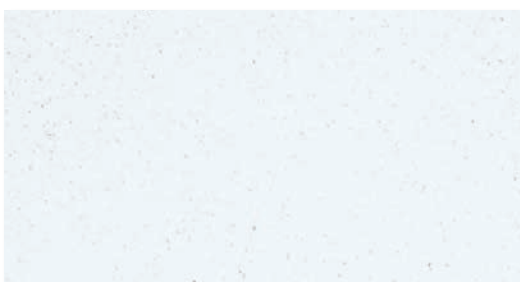
FEATURE JOINERY

Ravine textured finish



KITCHEN & VANITY STONE

Reconstituted stone



SPLASH BACK

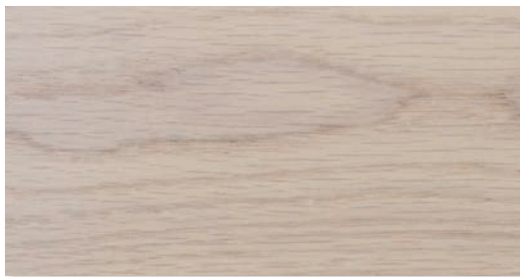
Mirror



TEMPO

UPGRADE FLOORING

Floating engineered timber



STANDARD FLOORING

Plush carpet



TILES

Modern ceramic



JOINERY

High quality veneer



FEATURE JOINERY

Ravine textured finish



KITCHEN & VANITY STONE

Reconstituted stone



SPLASH BACK

Mirror





INVESTING IN LYNEHAM

EMBARCK

ON NORTHBOURNE

The proximity of Lyneham to parks and wetlands, as well as easy access to the CBD, make it a popular location for young and established couples and families.



2km
North of CBD



5,112
People living in Lyneham



\$547,500
Median sale price



\$420 p/w
Median rent (2 bed apartment)



35
Median age



41.82%
Owner occupied



+6.1%
Suburb rental yield (2 bed apartment)

0.4%

Low
Vacancy rate



\$1,708
Median weekly income

The figures above have been calculated based on available data from the ACT Government, 2016 Census (Australian Bureau of Statistics), Realestate.com.au, RP Data and rental appraisals from Century 21 Real Estate. This information is given in good faith and believed to be correct at the time of publication. This information is intended as a general guide only and intending purchasers should seek independent professional advice.

About the developer.

JWLand, an Australian property development company with a local presence and a national profile. Our mission is to understand and respond to Australia's changing housing and infrastructure needs to create quality residential and commercial buildings that provide lasting value to the communities in which they are located. JWLand currently operates offices and projects in Canberra and Melbourne. Subsidiaries within the group also operate numerous low-density development projects across Australia.

JWLAND

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