

**116/31 Thynne Street, Bruce, ACT 2617**



**Sold Apartment**

Friday, 15 September 2023

116/31 Thynne Street, Bruce, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

**\$640,000**

This apartment is the epitome of modern living and offers a lifestyle second to none. Situated in a prime location in the sought after Belconnen region, this property is perfect for investors, students, or professionals seeking convenience and comfort. The location of Thynne Street is a true highlight. With the AIS, University of Canberra, Belconnen Town Centre, and Canberra CBD just a stone's throw away, residents will have easy access to a range of amenities, including shops, restaurants, cafes, and entertainment options. Whether you're a sports enthusiast, a student, or a city worker, this location offers unparalleled convenience. Step inside and discover the exceptional internal features of this residence. The spacious north-facing living area and master bedroom are flooded with natural light, creating a warm and inviting atmosphere. The attention to detail and quality finishes throughout make this property feel like new. With built-in robes in each bedroom, storage will never be an issue. This home truly offers a comfortable and functional living space for all. The external features of this property are as impressive as its location. Boasting a desirable north-facing aspect, residents will enjoy an abundance of natural light throughout the day. The sun-drenched courtyard provides the perfect space for outdoor entertaining or simply relaxing in the fresh air. Additionally, this property backs onto a tranquil reserve, offering a peaceful and private setting that is truly unique. With amazing features inside and out, this is a must-see property that ticks all the boxes. Don't miss out on the opportunity to call this fantastic property your home! Features of this property –

- Internal living 105.98m<sup>2</sup> (approx.)
- External living 47.55m<sup>2</sup> (approx.)
- Prime location close to AIS, University of Canberra, Belconnen Town Centre, and Canberra CBD
- Desirable north-facing aspect and sun-drenched courtyard
- Spacious living area and master bedroom
- Feels like new, with quality finishes
- Updated new appliances
- Freshly painted
- New carpets
- Double car accommodation

Rates \$482.60 per quarter (approx.) Land Tax \$590.70 per quarter (approx.) Body corporate \$1,478.75 per quarter (approx.) Rental estimate \$625-\$650 per week (approx.)