

**129 Thynne Street, Bruce, ACT 2617**



**House For Sale**

Thursday, 16 May 2024

129 Thynne Street, Bruce, ACT 2617

**Bedrooms: 3**

**Bathrooms: 3**

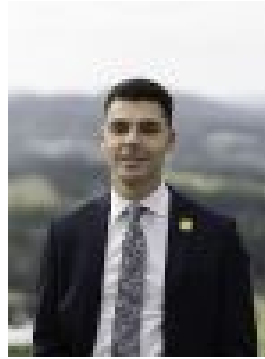
**Parkings: 2**

**Area: 131 m2**

**Type: House**



Alec Brown  
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## Auction 15/06/2024

Introducing the epitome of luxury living at prestigious Park Hill Terraces in Bruce. Nestled within this exclusive complex boasting only 19 units, this meticulously crafted residence offers sophistication and comfort. Gather in the luminous living and dining area adorned with soaring ceilings, creating an inviting ambiance for relaxation and entertainment. The functional kitchen, elevated from the dining space, presents a seamless flow and features modern conveniences including an electric induction cooktop, oven, and dishwasher. A sun-drenched atrium extends the living space, fostering a harmonious connection with the outdoors. Privacy is paramount with all bedrooms situated on the second floor. Two bedrooms boast ensuites, while the master suite indulges with a walk-in robe, complemented by oversized built-in robes in the remaining bedrooms. Effortless living continues with a compact laundry conveniently located upstairs, catering to the needs of daily living. A powder room downstairs ensures convenience for guests. Outside discover a spacious courtyard enveloped by low-maintenance gardens and elevated hedges, offering a serene sanctuary with endless privacy. Experience luxury living at its finest at Park Hill Terraces Bruce, where every detail has been meticulously curated for the discerning homeowner. Don't miss your chance to call this exquisite residence home. Property Features Include:

- Light and bright living and dining room with high ceilings
- Functional kitchen up from the dining room to embrace a segregated floorplan
- Kitchen is fitted with an electric induction cooktop, electric oven and dishwasher
- Sun drenching atrium perfect for integrated living from the outdoors
- All bedrooms are on the second floor to provide privacy
- Two bedrooms are fitted with ensuites and master suite has a walk-in robe while the others have oversized built in robes
- Compact laundry situated upstairs for easy accessibility from the bedrooms
- Powder room downstairs for all your guests needs
- Spacious courtyard with low maintenance gardens, higher hedges to provide endless privacy
- Ducted reverse cycle heating & cooling
- Double secure garage with internal access
- North-west orientation
- Prestigious Park Hill Terraces Bruce with only 19 units in the complex
- Built: 2017
- EER: 5.0
- Living: 131.80sqm
- Rates: \$1,844.74pa
- Land Tax: \$2,532.30pa (Investors only)
- Strata: \$4,094.56pa
- UV: \$179,265 (2023)

Close proximity to:

- University of Canberra
- Canberra Institute of Technology
- Australian Institute of Sport
- Bruce Stadium
- Cavalry Hospital
- Local IGA
- Belconnen Town Centre
- Canberra City Centre
- Arterial Roads, public transport and bike paths

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.