

**14/121 Thynne Street, Bruce, ACT, 2617**

**Sold Townhouse**

Thursday, 11 May 2023

AREA SPECIALIST

14/121 Thynne Street, Bruce, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jason Hall

## A comfortable and contemporary home in a sought-after location

Situated within the tightly-held and sought-after Lincoln complex is this comfortable and contemporary three-bedroom home that is sure to attract the attention of a wide range of property buyers.

Stepping inside you'll discover a light-filled layout that features stunning timber flooring in the kitchen and family room, plush carpets throughout the rest of the home and ducted reverse cycle heating and cooling for year-round comfort.

The kitchen boasts a gas cooktop, dishwasher and an abundance of preparation and storage space, and from here opens to the family room.

There is a separate lounge room that invites you to sit back and relax as you enjoy views out to the Brindabellas thanks to the large windows.

The master bedroom features an ensuite and walk-in robe, bedrooms two and three each feature a built-in robe, and there is a stylish bathroom with floor-to-ceiling tiles and a bath to service them.

The private outdoor entertaining area is ready to host your next get-together with friends, and low-maintenance gardens and full fencing ensure the kids and pets can play safely.

Living size: 128.66m<sup>2</sup>

Double garage size: 37.78m<sup>2</sup>

Porch: 3.99

Year built: 2008

Body corporate: \$2,700.52 per year

Admin fund balance as of August 2022: \$139,115.40

Sinking fund balance as of August 2022: \$162,255.14

Total balance as of August 2022: \$301,370.54

\* Single level

\* Low maintenance yard

\* Light-filled lounge room with views towards the Brindabellas

\* Family room off the kitchen

\* Gas cooktop, dishwasher, good bench space, and storage in the kitchen

\* All bedrooms at the rear of the home

\* Built-in robes in beds 2 and 3

\* Walk-in robe in main bedroom and ensuite ( floor to ceiling tiling )

\* Bath in the main bathroom ( floor to ceiling tiling )

\* Internal access from the remote double garage

\* Rear courtyard for entertaining

\* Ducted reverse cycle heating and cooling

\* Instantaneous gas hot water

\* Close proximity to the University of Canberra, Calvary Hospital, CIT, Belconnen Town Centre, Radford College, and GEO Stadium

\* Public transport a walk away

\* Cafes and restaurants close by