

**15/31 Thynne Street, Bruce, ACT 2617**



**Apartment For Sale**

Friday, 17 May 2024

15/31 Thynne Street, Bruce, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Paul Corazza  
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## Offers over \$390,000

Beautifully positioned high up on the top floor, create your ideal lifestyle in this charming north facing 'Belle' residence with an abundance of natural light throughout the day. Recently updated with new carpets, LED lights, and freshly painted, there is plenty to admire in this vacant apartment ready to move into and enjoy now. You'd be forgiven for thinking you were living in a 2-bedroom property the moment you walk through the door with this home spaced at 76m<sup>2</sup> of internal living and without the high price tag of a two bedroom. Expertly designed, there is no scarcity of space in the living areas, with an expansive open plan layout that is sure to cater to your lifestyle. Enjoy the flexible options to establish an inviting lounge room for day-to-day living and relaxing in peace and comfort, as well as a separate dining area for meals and hosting guests in style. In addition, there is plenty of space to form a study area that doesn't compromise on the space of the living areas which is ideal for any student or professional working from home with NBN connection. Find yourself admiring the aspect high up out on the balcony that offers a delightful amount of space to extend your living as you look to unwind quietly outside or entertaining friends and family. Well-positioned, the kitchen connects nicely with the dining area, and delivers a practical layout to cook homemade meals. Boasting a new Bosch oven, this kitchen offers plenty of bench space for meal preparation, along with a dishwasher, ample cupboard and pantry space for any resident that loves cooking. Larger than many 1-bedrooms, the main bedroom offers a large space spanning 3.6m x 4.1m. Ideal for any single or couple to enjoy, find another layer of comfort and luxury in this bedroom suite with the combination of your own personal balcony to extend out onto, direct access to the bathroom and built-in sliding wardrobes that extend across the bedroom. Conveniently set in this desirable location, nearby the University of Canberra, CIT and the Belconnen Town Centre, there is something for everyone to enjoy just moments away. Enjoy the convenience of living close by to local shops, restaurants, cafes and amenities to keep your social calendar busy. Lake Ginninderra is also close by to enjoy a leisurely walk or bike ride around the lake on the weekends or evenings. Summary of features: Charming 'Belle' residence high on the top floor North facing residence with plenty of natural light Updated with new carpets, LED lights & freshly painted Large 1-bedroom residence with 76m<sup>2</sup> of living Expansive open plan layout for day-to-day living in comfort Large entertainer's balcony high up with a lovely aspect Spacious dining area for family meals & hosting guests Separate study space with NBN connection ideal for students or working from home Reverse cycle heating & cooling Practical kitchen layout with a new Bosch oven 20mm stone benchtops & plenty of bench space for meal preparation Ample pantry & cupboard space Main bedroom suite spanning 3.6m x 4.1m Bedroom with a personal balcony, direct access to the bathroom & built-in sliding wardrobes European style laundry with a clothes dryer Plenty of linen space with 2 cupboards for household goods & items Intercom access Basement car park with an enclosed storage cage Located close to: The University of Canberra CIT Bruce Belconnen Town Centre (Westfield shopping centre) Lake Ginninderra CISAC (Canberra International Sports & Aquatic Centre) GIO Stadium Key figures: Living area: 76m<sup>2</sup> Combined balcony: 15m<sup>2</sup> Rates: \$1,761 p.a. (approx.) Land tax (investor's only): 2,127 p.a. (approx.) Strata: \$4,814 p.a. (approx.) Rental estimate: \$440 - \$460 p.w. EER: 6