

154/140 Thynne St, Bruce, ACT, 2617

Sold Apartment

Thursday, 11 May 2023

AREA SPECIALIST

154/140 Thynne St, Bruce, ACT, 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Jason Hall

The Brief: Low-Maintenance Living In A Sought-After Area

It's Addressed:

The Timed sale closing date is 22/2/2023 at 5 pm. *THIS IS NOT AN ONLINE AUCTION.

To register to offer, OR to follow this campaign, copy the below link into a search engine or scan the QR code in the photo carousel: <https://buy.realtair.com/properties/102338>

Full transparency of the sales process

A timed sale is not as complicated as it looks. Here's what you need to know.

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Think of eBay for real estate.

Whether you're on the lookout for a low-maintenance property to add to your investment portfolio, or searching for your first home, this ground-floor apartment, in the sought-after area of Bruce, is sure to impress.

The 80sqm (approx.) air-conditioned layout will feel spacious, light and welcoming from the moment you step through the front door. Large sliding doors allow a seamless connection between the open-plan living space and the expansive north-facing outdoor entertaining area, and in the adjacent well-equipped kitchen you'll find sweeping stone benchtops and a 600mm electric cooktop and oven.

Both bedrooms are generous in size and feature built-in robes, one has an ensuite while the other is just a couple of steps away from the main bathroom with a laundry nook.

The ideal location of the apartment places those who live here just moments from all they could need including shops, amenities, dining options, transport links, schools, universities and the Canberra CBD.

Year built: 2013

Living size: 80m² (approx)

Body corporate: \$1,251.25 per quarter

Sinking funds: \$1,151,631.43 (as of Jan 2023)

Admin funds: \$69,289.39 (as of Jan 2023)

- * Ground floor
- * No stairs
- * Large secure courtyard (north facing)
- * Spacious open-plan living
- * Kitchen overlooks the living area and courtyard
- * Stone benchtops with breakfast bar
- * 600mm electric cooktop and 600mm electric Oven
- * Both bedrooms have built-in-robos

- * Laundry nook
- * Reverse-cycle air-conditioning
- * Secure basement car parks (side by side)
and storage cage x 2
- * Walk
to the University of Canberra and Gio stadium
- * Short drive to Belconnen Town Centre
- * Easy drive to Canberra's CBD

This property has the following liveability features.

Climate zone:

Heating climate: Most of your energy is used to heat your house.

Living locally:

The living locally feature is centred around the location of the home relative to the local community and what services that community has to offer. This includes being close to cafes, markets, cultural events, and green spaces like parks and community gardens. When these resources are close to home you're able to drive less, take public transport, walk or cycle, these are important for health and help you to reduce costs.

Shading or sun control:

Shading or sun control measures are the external additions to your home that limit the sun's heat from entering your home.

Low-water garden:

Low-water gardens, referred to as water-wise or drought-resistant gardens, contain plants suitable for dry climates like Australia.

Liveability is about finding or creating your best home: healthy, efficient, comfortable, and connected to the community.

Liveability features are property features that offer the potential for reduced running costs and increased comfort if used correctly by the occupants.