

2/9 Thynne Street, Bruce, ACT 2617

Townhouse For Sale

Wednesday, 14 February 2024



2/9 Thynne Street, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 94 m2

Type: Townhouse



Jun Xu

0261018474

\$675,000

Step into the epitome of modern living at Unit 2/9 Thynne Street, Bruce, nestled within the vibrant 'WISH' village. This three-story townhouse boasts contemporary elegance, seamlessly blending functionality, convenience, and a picturesque community atmosphere. The stylish design features engineered laminate timber flooring on the first floor, while the second floor extends into 100% wool-carpeted bedrooms. The kitchen is a culinary haven with beautiful stone benchtops and high-end SMEG appliances. The low-maintenance artificial grass backyard epitomizes both aesthetics and practicality. The ingenious floorplan divides the space thoughtfully, offering flexibility in the living areas. The ground floor unfolds into an open kitchen, cleverly dividing the space into a dining room and a living room/lounge. Both connect to the front yard and courtyard, providing ample outdoor entertainment options. The third floor ensures privacy, housing a master bedroom retreat with symmetrical ensuites, and spacious built-in wardrobes in both bedrooms.

Features:- Modern design with premium finishes- Ingenious three-story floorplan for versatile living- Engineered laminate timber flooring and 100% wool carpet- Well-appointed kitchen with stone benchtops and SMEG appliances- Low-maintenance backyard with artificial grass- Secure basement garage- Ample outdoor entertainment spaces with front yard and courtyard- Privacy ensured with master bedroom retreat and symmetrical ensuites on the level above- Proximity to parkland, dining, retail, and recreational options- Walking distance to Radford College, the University of Canberra, AIS, and CITEasy access to Calvary Hospital, ANU, and Canberra International Sports and Aquatic Centre- Conveniently located near major areas like Dickson, Braddon, Westfield Belconnen, and Canberra Centre- Short walk to Fern Hill Park and Playground, close to Black Mountain Nature Reserve and the National Arboretum for recreation options.

Particulars (all approx.): Home Size: 94.2 m2 living; 23.4 m2 garage; 27 m2 courtyard Rates: \$524/quarter Water: \$250/quarter Land Tax: \$662/quarter Levy: \$366/quarter EER: 6.0 Lease Potential: \$600 - \$650/week, subject to the market condition

DISCLAIMER We have obtained all information provided here from sources we believe to be reliable. However, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects.