

207/82 Thynne Street, Bruce, ACT 2617



Apartment For Sale

Thursday, 15 February 2024

207/82 Thynne Street, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 75 m2

Type: Apartment



Jess Kercher



Justin Ingram
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\$525,000+

Welcome to your ideal living space! This spacious two bedroom apartment offers more than just a place to call home. Situated in a vibrant area, it promises endless entertainment options for everyone. Located just moments away from the Canberra stadiums, the Australian Institute of Sport (AIS), and the University of Canberra, convenience is at your doorstep. Plus, staying fit is a breeze with an F45 gym just an elevator ride away. Enjoy a quick stroll to one of the finest cafes in the area or take a short 5-minute drive to Belconnen Town Centre for all your shopping needs. Inside, you'll find a modern open kitchen that overlooks a sun-drenched living and dining area, perfect for hosting friends or relaxing after a long day. The study has been converted into a second bedroom, ideal for those who prefer a dark room for sleeping or working. Investors, take note! This property offers a potential rental income of approximately \$550 per week. With its prime location near sought after amenities, finding tenants will be a breeze. Whether you're expanding your investment portfolio, seeking a home for university students, or taking your first step into the property market, don't miss out on this opportunity! Contact us today to schedule your inspection and secure your future. **IMPORTANT FEATURES:** * End of development with only one neighbour * Large open-plan living area * Functional kitchen * Adaptable living space * Spacious covered balcony for outdoor enjoyment * Close proximity to AIS and Stadium * Quick commute to the city * Walking distance to a local café **IMPORTANT NUMBERS:** * Internal living: 75 sqm * External living: 16 sqm * Carport: 13 sqm * EER: 6.0 stars * Rates: \$405 pq approx. * Land tax: \$450 pq approx. * B/Corp: \$1,100 pq approx. * Rental estimate: \$550 pw **Disclaimer:** The information contained herein is gathered from sources considered to be reliable, however MRKT Property accepts no responsibility for inaccuracies. All interested parties must solely rely on their own enquiries, inspections and confirm all information provided.