

**25/120 Thynne Street, Bruce, ACT 2617**



**Unit For Sale**

Wednesday, 22 May 2024

25/120 Thynne Street, Bruce, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 59 m2**

**Type: Unit**



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## Offers Over \$379,000

In 2022, a cosy, top-floor apartment captured the heart the homeowner, setting the stage for a life filled with comfort and convenience. Nestled within a vibrant community, this charming one-bedroom retreat offers not just a private space for relaxation but a sanctuary of serenity. The homeowner was drawn by the apartment's perfect combination of size and location. It was just right, reflecting her desire for a home that felt both private and infinitely welcoming. The open-plan living and dining area, embraced by the afternoon sun, quickly became her favourite space – a lot of laughter and love was created by her friends and family, who gathered to celebrate her new beginning during a memorable housewarming party. The apartment itself is a haven of privacy and understated elegance. Recently fitted high-end Mondella fixtures, in showstopping matte black, add a touch of luxury to the kitchen and bathroom spaces, transforming everyday routines into moments of pleasure. The oversized bedroom, with its plush carpet and a large, mirrored wardrobe, promises restful nights and leisurely mornings. The generous undercover balcony offers a front-row seat to Canberra's spectacular sunsets, a daily spectacle that never ceases to amaze whilst enjoying the evening breeze. It's on this balcony that the homeowner often found herself, coffee in hand, as dusk painted the sky in strokes of orange and pink. Just outside the complex, life bustles with a bus stop at the entrance, and a short walk to the local park. The proximity to local schools and shops makes this location unbeatable in terms of convenience. Yet, within the complex's expansive green spaces, tranquillity reigns - perfect for morning jogs or playful afternoons with a pet. Adding practicality to charm, the apartment features a European-style laundry, a well-designed kitchen with modern appliances, and a secure basement car space. Each element is thoughtfully chosen to enhance living quality, from the remote-controlled blinds and ceiling fan to the state-of-the-art air conditioning system. For the homeowner, this apartment isn't just a residence, it's a collection of moments and emotions, filled with many stories of joy and discovery. As she plans her next chapter, the echoes of this happy abode will surely resonate with those looking to start their own story or invest in a slice of Canberra's vibrant lifestyle.

**More Details:-** Located on top floor (third level)- Oversized bedroom ft. carpet, ceiling fan & large built-in wardrobe with sliding mirrored doors- Open plan kitchen, living & dining space- Kitchen ft. half electric cooktop, dishwasher drawer, circle stainless-steel sink & mixer tap with pull down spout with Mondella matt black fixtures- Daikin reverse cycle A/C located in the living room- Remote controlled Ventair skyfan & dimmable LED light (2024)- Remote controlled IKEA hex cell block out roller blinds (2024)- Block out curtains in living room- Main bathroom ft. oversized shower & large vanity with Mondella matt black fixtures- European style laundry ft. Fisher & Paykel dryer- Separate linen cupboard- Generous undercover tiled balcony- Secure single allocated basement car space ft. storage cage- Bus stop right outside complex entrance- Within walking distance of Fern Hill Park & Playground, local schools & shops inc. Bruce Super Convenience store and the brand new IGA Grocer on Thynne St.- Short commute to University of Canberra, North Canberra Hospital, The Old Canberra Inn, local playing fields, schools, shops & Belconnen Westfield- EER: 6 stars- Year Built: 2009- Approx. Living Size: 59 sqm - Approx. Balcony Size: 12 sqm - Approx. Council Rates: \$364 per quarter- Approx. Strata Levies: \$495 per quarter- Approx. Sinking Admin Fund: \$316 per quarter- Approx. Rental Return: \$450 - \$480 per week