

**26/9 Thynne Street, Bruce, ACT 2617**



**Townhouse For Sale**

Thursday, 21 March 2024

26/9 Thynne Street, Bruce, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 100 m2**

**Type: Townhouse**



Josh Yewdall  
0430213909



Jordan Smith  
0477267694

## By Negotiation

Situated in the fast-growing suburb of Bruce, this two bedroom, two bathroom, east facing townhouse at the Wish Residences ticks all the boxes. A perfect opportunity for an abundance of buyers whether you're an investor, first home buyer or downsizer. Elevated over two levels with a private downstairs garage, the home offers beautiful timber floors throughout the home, including two separate living areas off the open plan style kitchen and includes a private, maintenance-free courtyard to soak up the afternoon sun. Upstairs is the two bedroom with BIRS and great natural light along with two bathrooms with high quality finishes and ensuite in the master bedroom. The Wish Residences also supplies an artificially grassed communal area which is conveniently located in the complex. Park equipment and a BBQ is also included in this family friendly area. Minutes from the great businesses and services Belconnen has to offer, everything you could want is at your front door. Enjoy Bruce's best coffee shops right across the street from you, including a variety of convenience and grocery stores. The University of Canberra, Australian Institute of Sport and Calvary Hospital are right on your doorstep along with the complete offering at Westfield Belconnen and Emu Bank precinct.\* Over 100sqm internal living\* Townhome set back into the development away from the Thynne street traffic\* East facing aspect\* Abundance of natural light throughout\* New, modern townhouse recently built - 2020\* Perfect first home buy or downsizer opportunity\* Two bedrooms with BIRS + two bathrooms with ensuite in the main bedroom\* Developed over two levels\* Private and unique underground car garage with internal access to the home \* Beautiful timber floors throughout\* High quality kitchen finishes with SMEG appliances\* Artificial grassed back courtyard - 26sqm\* Access to family friendly grasses areas at your front door\* Minutes away from abundance of shops and cafes, including AIS, Calvary Hospital, and Universities Strata: \$731pq (approx.) Rates: \$2,095pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.