

**27/17 Thynne Street, Bruce, ACT 2617**



**Townhouse For Sale**

Friday, 1 December 2023

27/17 Thynne Street, Bruce, ACT 2617

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 175 m2**

**Type: Townhouse**



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## By Negotiation

Unit 27 within the 'Rise' development presents an exceptional tri-level townhouse, where contemporary design meets the unparalleled functionality. Just a few moments away from Black Mountain Nature Reserve, the University of Canberra and Belconnen Mall, this home is one not to be missed. Stepping into the ground level, an open plan kitchen encompasses the living/dining area. The kitchen exudes modernity with a full suite of Smeg appliances, complemented by sleek stone benchtops and ample storage. This level accommodates a bedroom with a built-in-robe and a sizeable courtyard drenched with sunlight. A full bathroom services this floor adequately. The main bedroom is generous in size, inclusive of a spacious ensuite and built-in wardrobe whilst being on the upper level. On this level are the other two bedrooms which are sizeable and both of which containing built-in robes. The main bathroom services the two bedrooms while it emanates quality, showcasing modern fixtures and fittings. The lower floor holds direct access into the home and caters for an extra-large tandem garage. This oversized garage makes a good space for storage whilst the laundry is hidden away on this level. Private and secure, this complex has been tightly held and is ready for a new owner to call home. \* Four-bedroom, three-bathroom townhouse within the 'RISE' development \* 175m2 internal with 40m2 external\* Perfect for growing families\* Stunning kitchen with a full suite of Smeg appliances\* Ideal location with upcoming Bruce shops\* Double glazing throughout \* Bedroom on main floor\* Main bedroom inclusive of a spacious ensuite and built-in wardrobe\* Full bathrooms on both living levels\* Reverse cycle heating and cooling \* Tandem garage with direct access into the home Strata: \$1,764pa (approx.) Rates: \$2,378pa (approx.) Land Tax: \$2,964pa (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.