

**29/9 Thynne Street, Bruce, ACT 2617**



**Sold Townhouse**

Friday, 11 August 2023

29/9 Thynne Street, Bruce, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jun Xu

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## Contact agent

This remarkable two-story townhouse offers a unique layout, providing the perfect balance of communal spaces and private retreats. Step inside and be greeted by a thoughtfully designed floor plan that maximizes both functionality and privacy. The first floor boasts two spacious living areas, ideal for relaxation and entertainment. The open-styled kitchen is a culinary enthusiast's dream, featuring the newest modern high-end induction cooktop, oven, and dishwasher. With a separate laundry room conveniently tucked away, daily chores become a breeze. The stunning timber flooring throughout the first floor adds a touch of elegance while ensuring easy maintenance. A highlight of this exceptional residence is the connection between the living room and the expansive, open, and private backyard. Step outside and discover a world of endless possibilities for family gatherings, outdoor dining, or simply unwinding amidst the serene surroundings. Situated in the highly sought-after Belconnen district center, the location of this townhouse is simply unbeatable. Just a 5-minute drive away, you'll find the bustling Westfield, catering to every aspect of your daily needs. Additionally, the nearby transport interchange also provides seamless access to every inch of Canberra.

**Features:-** Two-story townhouse with common area on the first floor and bedrooms on the second floor- Two spacious living areas on the first level- Open-styled kitchen with high-end induction cooktop, oven, and dishwasher- Timber flooring on the first floor for low maintenance- Large outdoor private backyard for versatile use- Located in the heart of the popular Belconnen district center- 5-minute drive to Westfield for all your shopping and dining needs

**Estimates:** EER 6.0 Home Living Size: 93.5 m<sup>2</sup> Garage: 44 m<sup>2</sup> Courtyard: 25 m<sup>2</sup> Water - \$311/quarter Rates - \$516/quarter Land Tax - \$631/quarter Levy - \$735/quarter Lease Potential - \$580/week

**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 of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature.