

**5/9 Thynne Street, Bruce, ACT 2617**



**Townhouse For Sale**

Wednesday, 22 November 2023

5/9 Thynne Street, Bruce, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 90 m2**

**Type: Townhouse**



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## Auction

This coveted east-facing property presents an ideal entry-level opportunity in the extremely convenient Bruce location. Boasting light filled interiors and a neutral decor, the property is perfectly complemented by its unique position nearby playing ovals, ponds, nature reserve, shops, schools & universities offering a modern lifestyle conveniently close to all amenities & nature. Designed with careful consideration for open plan living, the home has a genuine sense of spaciousness while maintaining versatility in its living areas. Downstairs, the separate living & dining areas are on either side of the kitchen with direct access to the front & rear courtyards perfect for entertaining or relaxing in comfort. Abundant natural light can be enjoyed through the entire residence, facilitated by large windows on both sides, the eastern & western aspects create an inviting and comfortable living environment. Spanning two levels, the design emphasizes privacy, with the two bedrooms upstairs thoughtfully segregated from the living spaces. Both bedrooms are generously proportioned, featuring large built-in robes perfect for all your storage requirements. There are also two bathrooms on this level complete with underfloor heating & designer fittings making sure there is enough room for everyone to get ready in the morning. The well-equipped kitchen caters to aspiring chefs with its stone benchtops and high-quality smeg stainless steel appliances including an induction cooktop. Step outside to unwind in two courtyards that provide additional space and privacy, offering a sunny space that can be enjoyed year-round. The rear courtyard is expansive & complete with easy maintenance gardens spanning 40m<sup>2</sup> of usable external space perfect for hosting family and friends, ensuring that entertaining becomes a regular occurrence. Other notable features of the residence include ducted reverse cycle heating and cooling, double glazed windows & doors, high-quality bathroom fixtures complete with underfloor heating, electric hot-water system, security system, hybrid vinyl flooring on the lower level & carpets on the upper level. Car accommodation is convenient with a single garage positioned at the lower level of the home with direct access. The property's location stands out as a true highlight, situated nearby the University of Canberra, Radford College, CIT Bruce, North Canberra Hospital, playing ovals, ponds, & nature reserves creating an ultimate sense of convenience. The Canberra Centre & Westfield Belconnen are also only a short drive away, providing easy access to a plethora of amenities, making this residence an enticing and well-rounded prospect.

Summary of features:

- 2 bedrooms with built in robes
- 2 bathrooms with underfloor heating
- Single garage
- Open plan living area
- European style laundry with additional linen storage
- All electric including hot water system
- Large 40m<sup>2</sup> courtyard
- Designer kitchen with stone surfaces, & smeg appliances
- Timber flooring to living areas & carpets in bedrooms
- Ducted reverse-cycle heating and cooling
- Modern bathrooms with wall hung vanities, semi-frameless shower screens, & quality fixtures
- Double glazed windows & doors
- Security system including electronic lock

Located close to:

- Canberra Centre 14 minutes' drive
- Westfield Belconnen 7 minutes' drive
- University of Canberra 3 minutes' drive
- Radford College 3 minutes' drive
- CIT Bruce 3 minutes' drive

Key figures: (approx.)

Property size (incl garage): 120m<sup>2</sup> Living: 90.5m<sup>2</sup> Courtyard: 40m<sup>2</sup> Garage: 30m<sup>2</sup> Built: 2021 Rental estimate: \$550 - \$570 per week Strata fees (incl sinking fund): \$2,925 per annum Rates: \$2,095 per annum Land tax (investor's only): \$2,634 per annum EER: 6.0 Stars