

**63/126 Thynne Street, Bruce, ACT 2617**



**Unit For Sale**

Thursday, 6 June 2024

63/126 Thynne Street, Bruce, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 48 m2**

**Type: Unit**



Josh Yewdall  
0430213909



Jordan Smith  
0477267694

## By Negotiation

Welcome to 63/126 Thynne Street, Brue, a refined one-bedroom apartment that perfectly matches modern design with everyday convenience. Ideal for first home buyers, couples, or investors, this residence offers a balanced blend of comfort and functionality, set in one of Canberra's most desirable suburbs. Immediately you are welcomed by the large open living plan complemented by the stunning hybrid timber flooring. This flooring choice not only looks stylish but is low maintenance and practical for everyday living. The kitchen provides plenty of storage for all cooking needs fitted with all electrical appliances. The open plan living provides seamless flow from your kitchen and living spaces out to your north/west facing balcony, which is an ideal space to relax and unwind while basking in natural light. The apartment features a spacious bedroom with plush carpet flooring, creating a warm and inviting atmosphere with a built-in robe that provides ample storage space. The well-designed bathroom is equipped with stylish fixtures and fittings, providing a clean and sleek environment for your daily routines. The split system air conditioning unit allows you to maintain the perfect temperature throughout the year, ensuring comfort no matter the season. Enjoy the convenience and security of your own dedicated car spot, giving you peace of mind and easy access to your vehicle. Conveniently located within walking distance from UC, AIS, CIT, Calvary Hospital, CISAC, Radford College, and just steps from the upcoming Bruce precinct with shopping, cafes, and more! This property is just 6km from the city, minutes from Westfield Belconnen and only 500m from the closest bus stop. This property ticks all the boxes for both owner-occupiers and investors.\* Unit is set back into the development away from the Thynne street traffic\* North/West facing aspect\* EER 6 stars\* Abundance of natural light throughout\* Perfect first home buy, downsizer or investor opportunity\* One spacious bedroom with BIRS and carpet floors\* Open plan style living, dining and kitchen area\* Neutral colour scheme throughout\* Beautiful timber floors\* All electrical appliances in kitchen\* Reverse cycle heating / cooling\* European laundry with large lined cupboard space\* Access to family friendly common areas in the complex\* Minutes away from abundance of shops and cafes, including AIS, Calvary Hospital, and Universities  
Strata: \$1,654pq (approx.) Rates: \$1,510pa (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.