

**77/10 Thynne Street, Bruce, ACT 2617**



**Unit For Sale**

Thursday, 13 June 2024

77/10 Thynne Street, Bruce, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 102 m2**

**Type: Unit**



Lukas Cole  
0432289618



Tim Russell  
0262411922

## By Negotiation

Introducing a brilliant opportunity for buyers who are seeking modern comfort and convenience. Nestled in the heart of Bruce, this 3-bedroom, 2-bathroom apartment caters to all whether they are looking for a downsize, first home opportunity or the set and forget investment. This apartment presents a single level, open plan living that has been designed to be spacious and comforting from the moment you walk through the door. The apartment flows beautifully from the kitchen all the way to the balcony and bedrooms which are indulged in the natural light coming through the windows. From the living space you step out onto a generous sized covered balcony perfect for enjoying a meal or a morning coffee. Situated in Bruce the location is superb with all Belconnen has to offer just a stones throw away. The Belconnen shopping precinct, University of Canberra, Lake Ginninderra and ample amounts of public transport to get you anywhere else you need to go. Accompanying the apartment is two car spaces that are secure in a lock up basement under the complex giving you peace of mind that your vehicles will be safe from all the elements outside. Features:- Open-plan living- Three bedrooms- Secure basement parking- Vacant- Large Balcony- Close Proximity to the shops- Single Level Rates: \$1,339.03 pa approx Land Tax: \$1,538.87 pa approx Body Corporate: \$2,513.21 pq approx EER: 6 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.