

**86/121 Thynne Street, Bruce, ACT 2617**

home by holly

**Townhouse For Sale**

Tuesday, 14 May 2024

86/121 Thynne Street, Bruce, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Sally Strang + Ash Costello  
0491850701

**\$930,000+**

There is a tangible sense of peace, as generous social spaces flow together, spilling to private courtyard gardens and shaded alfresco dining. The home resting at the end of a leafy cul-de-sac, moments from parkland and nudging the new mixed development and IGA on the looping Thynne Street. This wonderful central locale, placing you moments from the Belconnen Precinct, and all the delights of the inner-north and the CBD. Positioned at the back of the serene Lincoln Development, just a few steps from Fern Hill Park, this beautiful three-bedroom, freestanding townhouse is a gentle haven. Lovingly renovated and tended over the years, the home brims with bespoke joinery and sustainable upgrades. Flooded with light and nestled within mature gardens, the home's calm interiors and quiet palette, inspires easy living and natural immersion. The interlacing private lanes of The Lincoln are lined with crepe myrtles, magnolias, edged with lush, manicured lawns. The low-lying pretty townhouses charm with their uniform raw brick and cream facades, terracotta roof tiles. Despite the central location, a few moments from the UC, CIT, and Calvary Hospital, the home is surrounded by epic natural beauty, with Lake Ginninderra and Gossman Nature Reserve just moments away. A wide driveway ushers to a double garage with internal access. Emerald, green lawn stretching to meet beautifully planted garden beds. A handsome portico shades the entryway, which opens to a welcoming foyer, with handy cupboard for hanging winter coats and woollies. The long social arena is framed by glazing that captures both northern and eastern light. Glass sliders can be flung open, welcoming cross-breezes and drawing the textures and aromas of nature within. There is a pleasing volume to this lovely space, with its high ceilings and clean lines. And enough room to easily accommodate cosy living, office nook, table set for plenty...friends and family flowing to courtyard on warm, breezy summer evenings. The second living area is arranged in an open plan and incorporates a generous kitchen, light filled meals area and cosy living area, complete with built-in-office/sewing nook. This warm family hub spills to landscaped gardens and alfresco dining beneath a sheltering awning. Banks of storage, including a full-height pantry and small appliance bay, meet stone counter tops, and quality appliances from Smeg; the whole arena gifting a family focused, laid-back functionality. Three secluded bedrooms brim with built-in-storage and centre around a slender hallway with a bookcase for the family library. Seamlessly integrated twin murphy beds and robe take care of space saving within the third bedroom. While the second bedroom or home office features a built-in-robe. The welcoming master bedroom also has a wall of mirrored storage and merges to ensuite bathroom with walk-in-rain shower. The family bathroom offers a deep relaxing tub and is finished in concordant white on white, with featured warm mosaics. Edged by stone walls, high timber fencing and teeming with flowering perennials, strappy grasses, the wrap around courtyard gardens are a haven of colour and texture. No mow Astro turf gleams emerald against the earthy hues of stone and pebble crete. Ideal for both celebration and repose - think alfresco dining or contemplative coffee soaking up the quality of light, the morning birdsong - this little bit of paradise is an easy-care refuge, complete with bird feeder to welcome lively visitors. The central location of Bruce, places you close to all the dynamic shops, restaurants and cafes of the Belconnen, Dickson, and Braddon precincts. It is an easy walk to various local eateries, including Café Momo for jumbo coffees and Qure for curry night or mini pizzas. Fern Hill Park and Gossman Nature Reserve are nearby and there are plenty of top-grade sporting facilities - AIS, Canberra International Sports and Aquatic Centre and Canberra Stadium. Buses are at your doorstep, and it is a mere 5kms to the CBD. features..resting at the end of a quiet cul-de-sac.two social areas and two bathrooms.welcoming foyer with coat cupboard.expansive sunny north-facing front living combined dining arena with soft carpets, spilling to garden.east-facing open plan living, dining and kitchen with easy-care timber laminate flooring, opening to garden and alfresco dining.kitchen with banks of storage, including full-height pantry and small appliance bay, large peninsula, and quality appliances from Smeg including wall oven, gas hob, integrated rangehood and dishwasher.master bedroom with wall of built-in-ropes and ensuite bathroom with walk-in-rain shower and heated towel rack.second bedroom with built-in-robe.third or spare bedroom with twin pull-down Murphy beds and built-in-robe.sun awning to alfresco dining area.built-in-bookcase within hallway.built-in-office or sewing cabinetry.RC ducted heating and cooling with vented doors.internal laundry with built-in-storage and cat door.combo of curtains with pelmets and Roman blinds.solar array.double glazing to open plan living, dining and kitchen.R4.0 grate insulation batts to ceiling.tv aerial.NBN FTP.garden shed including tools.irrigation system.easy-care (no mow) Astro turf.wide private driveway.double garage with auto-door, internal access, storage space, suspended racks and bike hoists.beautifully landscaped front gardens with a mature plantings and soft lawn.side-gate access.walking distance to the IGA soon to open within the new mixed development, Ives on Thynne Street.moments from Fern Hill Park.handy to Lake Ginninderra and the Gossan Hill Nature Reserve.moments from CIT, UC and Radford

College.close to Calvary public and private hospitals.body corporate \$662.35 per quater .eer 4.5.residence  
162.38m2.garage 38.82m2.block 486 m2.land tax (if rented) \$2558 approx..rates \$2,759.41 (aprox)