

# 95/121 Thynne Street, Bruce, ACT 2617

**independent**  
PROPERTY GROUP

## Sold Townhouse

Friday, 6 October 2023

95/121 Thynne Street, Bruce, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 189 m2**

**Type: Townhouse**



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**\$851,000**

Nestled in the highly sought-after and family-friendly neighbourhood of Bruce, this exquisite double-story residence is a testament to modern living at its finest. Boasting three bedrooms, separate living spaces, two bathrooms, and a double garage, this immaculately presented home has been thoughtfully designed with a young family in mind. It equally appeals to discerning young couples entering the market, apartment dwellers seeking to upsize, or astute investors looking to leverage a prime location with strong rental demand. If you're in search of a home that exudes character, offers an impressive array of features, ample space, and represents exceptional family value, your quest ends here. Whether your idea of entertainment involves cosy game nights, hosting a grand formal dinner for ten, or enjoying casual gatherings with friends around the barbecue, this residence is tailor-made for you. The heart of this inviting home is the spacious open-plan living area seamlessly connected to the well-appointed, expansive kitchen. The generously proportioned kitchen is a dream for any aspiring chef, featuring a plenty of storage space, sleek stone benchtops, top-of-the-line Bosch stainless steel appliances, and a convenient dishwasher. Upstairs, the master suite is conveniently situated near the stairs and comes complete with its own ensuite and private balcony. The other two sizable bedrooms, boast ample closet space, share a modern bathroom with a bathtub, along with a space that could be used for a study. Step outside into the sun-drenched, fully landscaped courtyard—a haven for entertainers with its spacious paved area. Imagine the delightful outdoor gatherings by the barbecue, with ample space to accommodate family and friends. Should the weather take an unexpected turn, retreat indoors to a home that ensures year-round comfort, thanks to the ducted reverse-cycle air conditioning system. Nestled within the charming 'Lincoln' development, this townhouse offers an ideal living arrangement for downsizers and young families alike. 'Lincoln' is prominently situated in the heart of Bruce, granting residents convenient access to an array of amenities, all within walking distance. Furthermore, a brief drive will transport you to the bustling Belconnen Town Centre, the vibrant City Centre, or the lively Dickson district. With shopping, cinemas, and an enticing selection of restaurants and cafes within arm's reach, life in this exceptional location promises a lifestyle of unparalleled convenience. The central Belconnen location also provides proximity to esteemed institutions such as the University of Canberra, the Australian Institute of Sport, Calvary Hospital, and many more. This makes the property not only an attractive prospect for tenants but also a perfect fit for those seeking a place to call home. Escape the chaos of city living and the uncertainty of rentals. Come home to this charming residence, all while relishing the convenience of a town centre just moments away.

Summary of features:- Executive-style home with every imaginable comfort- Separate living spaces- Beautifully landscaped rear courtyard, ideal for entertaining- Ducted reverse-cycle air conditioning throughout- Stunning stone benchtops- Premium Bosch stainless steel appliances- Gas cooktop- Bosch dishwasher- Spacious open-plan meals and living area- Separate laundry with bench space- Double garage with remote-controlled door, offering side-by-side parking- Ample linen cupboard space- Main bathroom equipped with a separate bathtub and shower- Convenient downstairs powder room- Luxurious full-height tiling in all bathrooms- Impressive balcony, built-in robe and ensuite in the master bedroom- Built-in robes in the second and third bedrooms- Located opposite garden reserve space- Vacant possession available – Flexible settlement terms

Key Figures:- Living area: 154m<sup>2</sup>- Garage area: 35m<sup>2</sup>- Rates: \$2,557 p.a.- Land tax (investor's only): \$3,161 p.a.- Strata fees: \$2,274 p.a.- Rental estimate: \$710-\$740 p.w.- EER: 3 stars