

**153/140 Thynne Street, Bruce, ACT 2617**



**Apartment For Sale**

Wednesday, 19 June 2024

153/140 Thynne Street, Bruce, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Tom Grenfell  
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**\$390,000+**

Nestled in the desirable suburb of Bruce, this modern apartment offers the perfect blend of contemporary style and low-maintenance living. This home checks all the boxes for those seeking an exceptional lifestyle. As you enter the open-concept living area, you'll be struck by the abundance of natural light and the seamless flow from the private courtyard to the living area. This property enjoys an oversized front courtyard. The courtyard enjoys a well-maintained private garden and BBQ area for those weekend events. The kitchen has a sleek and modern design, featuring all appliances, storage, and quality finishes. Cooking and entertaining are seamlessly combined in this practical well-designed space. The kitchen also provides handy storage spaces. The bedroom is generously sized, offering plenty of space for rest and relaxation. The spacious master enjoys a large built-in closet. The bathroom features contemporary fixtures and finishes, providing both style and functionality for your everyday needs. Also, Residents have access to the complex's outdoor entertaining areas and green spaces. Secure underground parking and a storage cage add convenience. Located footsteps from Bruce Stadium and Canberra University, everything you need is close by including shops, cafes, and transportation. Perfectly positioned near arterial roads, commuting is a breeze. With its modern finishes and unbeatable location, it surely does represent low-maintenance living at its finest. Don't miss this incredible opportunity - call today to schedule your private viewing!

**Key Features:**

- North facing 1-bedroom apartment
- Large private courtyard
- Spacious master bedroom with built in robes
- Kitchen includes modern fixtures and handy storage
- Reverse-cycle heating & cooling
- Open concept living/dining area - perfect for entertaining
- Restricted access car space & storage cage
- Euro Style Laundry
- Prime location minutes from GIO stadium, schools, the university, parks, shopping, and highways
- Quiet neighborhood in the desirable Bruce location

**Property Address:** 153/140 Thynne Street, Bruce, Canberra.  
**Strata Fees:** \$920 per quarter (approx.)  
**Land Tax (if rented):** \$383 per quarter (approx.)  
**Rates:** \$333 per quarter (approx.)  
**EER:** 6.0 stars

\*Disclaimer: All information contained herein is gathered from sources we believe reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own inquiries.\*