

**185/140 Thynne St, Bruce, ACT, 2617**

**Apartment For Sale**

Wednesday, 18 September 2024

**Canberry.**

*Live Where You Love*

185/140 Thynne St, Bruce, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Apartment**



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## Freshly Renovated Extra-large Apartment at prime location!

Set in a private and modern complex, this well-appointed, two storey, three bedroom, two bathroom plus three side-by-side carspaces apartment offers 132sqm of sunny living space plus a 19sqm balcony. Being only moments to an abundance of local amenity including University of Canberra, Radford College, Canberra High School, GIO Stadium, AIS, Calvary Hospital and Belconnen Town Centre, this easy care property will make a fantastic place to call home or a terrific addition to your investment portfolio.

The apartment has recently renovated, including fresh painted kitchen & dining area, brand new floor covering include laminate downstairs + carpet upper level, new rangehood, etc.

### Features:

- Extra large 132sqm internal living + 19sqm balcony
- 3 side-by-size carspaces at underground secured carpark + 3 storage
- Freshly painted kitchen & dining area + new rangehood
- Brand new laminate flooring downstairs & brand new carpet upstairs
- Master bedroom with ensuite
- All 3 generous sized bedrooms with built-in-robe
- Reverse cycle air conditioning
- Separate laundry room

Walking distance to the University of Canberra, Radford College, the AIS, two Hospitals and GIO Stadium  
5mins drive to Belconnen town centre  
10mins drive to Canberra City, ANU, Gungahlin town centre, etc

### Property details...

- Internal Living : 132sqm (approx.)
- Balcony : 19sqm(approx.)
- 3 carspaces + 3 storage in secured underground carpark
- EER : 5.0
- Strata : \$1659.90pq (Admin \$1208.71 + Sinking Fund \$451.19)
- Rates : \$430pq (approx.)
- Land Tax : \$515pq (approx. only if rented)

### Disclaimer:

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