

25/31 Thynne St, Bruce, ACT, 2617



Apartment For Sale

Saturday, 5 October 2024

25/31 Thynne St, Bruce, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

Spacious and Stylish 3-Bedroom Apartment in the Heart of Bruce's "Belle" Complex

Positioned in the sought-after "Belle" complex in Bruce, this exceptional first-floor apartment offers an ideal blend of contemporary style, comfort, and ease of living. With a spacious and functional floor plan, this boutique residence boasts three generously sized bedrooms, all with built-in robes, including an ensuite for the master bedroom.

The home features a seamless indoor/outdoor flow, with open-plan living and dining areas extending to two tiled balconies front and rear both flooded with natural light. A stylish kitchen equipped with stainless steel appliances complements the design, while the main bathroom includes a separate W/C. Additional highlights include an internal laundry, reverse cycle heating/cooling in the main bedroom and living areas, and ample storage throughout.

Residents enjoy access to nearby parks, playgrounds, and a wide range of amenities, including local shops, cafes, childcare centers, schools, the University of Canberra, Radford College, transport links, Calvary Hospital, the AIS, and the Belconnen Town Centre.

Key Features:

- Located in the "Belle" complex
- North-facing living and master bedroom
- Spacious 102 m² internal living
- 3 generously sized bedrooms with built-in robes
- Two bathrooms, including an ensuite in the master
- Open-plan living and dining areas flooded with natural light
- Segregated master bedroom with ensuite
- Two large balconies with dual outlooks
- Main bathroom with bathtub and separate toilet
- Double underground garage (side by side)
- Walking distance to Café Momo and local shops
- Short drive to Belconnen Town Centre
- Walking distance to the University of Canberra
- Excellent proximity to public transport and major amenities

Property Details:

- Internal living: 102 m² (approx.)
- Balcony 1: 12 m² (approx.)
- Balcony 2: 6 m² (approx.)
- Garage (including storage): 29 m²
- Total area: 149 m² (approx.)
- EER: 6 stars

Outgoings:

- Body Corporate: \$5,666 p.a. (approx.)
- Rates: \$1,905.42 p.a. (approx.)
- Land Tax (if rented): \$585 p.q. (approx.)

Don't miss out on this fantastic opportunity!

For further information or to arrange a viewing, please contact Yubi Baral at 0452 646 746.

Disclaimer:

Any interest in this property should be registered with the ONE AGENCY GUNGAHLIN. The contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the

accuracy of the whole or any part, and interested persons are urged to seek legal advice, make their own inquiries, and satisfy themselves in all respects.