

28/31 Thynne St, Bruce, ACT, 2617



Apartment For Sale

Friday, 18 October 2024

28/31 Thynne St, Bruce, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Josh Yewdall
0430213909

Rare & Special Ground Floor Offering at the "Belle" complex!

Situated on the ground floor of the "Belle" Development, 28/31 Thynne Street offers an exceptional living experience complemented by convenience and comfort. This beautiful residence is a perfect blend of modern aesthetics and practical functionality, making it an ideal choice for first home buyers, downsizers, or investors!

Upon entering this stunning home, you are immediately greeted by the expansive open living space sun-drenched in natural light. The living area, equipped with grey carpeted flooring and reverse cycle heating and cooling, ensures a comfortable environment throughout the year, allowing residents to enjoy optimal indoor conditions regardless of the season.

With seamless flow from the open living area is the modern styled kitchen, which showcases careful attention to detail and high-quality finishes. Equipped with all electrical appliances, this kitchen is a culinary enthusiast's dream, offering both functionality and style. The spacious stone benchtop provides a great preparation space perfect for having friends and family over.

The property features three well-appointed bedrooms, where the plush carpeted floors add a layer of warmth and comfort. The built-in robe offers ample storage space, ensuring a clutter-free living environment. Both bathrooms are equipped with floor to ceiling tiles, a large shower, and the main bathroom features a separate toilet, ideal for busy households. Located in the hallway is the European styled laundry providing the ultimate in convenience and accessibility without compromising on space.

A private courtyard extends the living space outdoors, providing a serene retreat for relaxation or casual entertaining. Whether enjoying a morning coffee or unwinding after a long day, this outdoor area offers a peaceful refuge. Both bedrooms to the rear of the property also include a private courtyard space.

The apartment comes with two allocated spaces in the basement car park, plus there is a lockable storage cage. Visitor car parking is available in the complex for your guests plus there is plenty of street parking for additional friends and family to visit.

Conveniently located within walking distance from the UC, AIS, CIT, Calvary Hospital, CISAC, Radford College, and just steps from the new Bruce precinct with shopping, cafes, and more! This property is just 7km from the city, minutes from Westfield Belconnen, and even has a bus stop located close by.

- Ground floor apartment
- 3 bedrooms + 2 bathrooms + 2 allocated basement car spaces
- Large open plan living/dining area with access to the rear courtyard
- Modern kitchen dishwasher and electric oven
- Wall mounted reverse cycled heating and cooling unit
- Ensuite and large built in robes in master
- Built in robes in all rooms
- Modern bathrooms
- * Separate toilet from the main bathroom
- Courtyards to bedrooms 2 and 3
- Storage cage plus two basement car parks
- European laundry with dryer
- Convenient central location
- Intercom access
- Stunning bushland and parks backing the development

Strata: \$1,650pq (approx.)

Rates: \$1,970pa (approx.)

EER: 6.0

Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.