

**39/136 Thynne St, Bruce, ACT, 2617**



**Apartment For Sale**

Tuesday, 13 August 2024

39/136 Thynne St, Bruce, ACT, 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Andrew Browne

0403169259

## **Eclipse The Rest, Buy The Best!**

The Eclipse complex in Bruce is renowned for its presentation and quality of build as well as the location, lifestyle, comfort and convenience it offers to residents. Apartment 39 is currently tenanted until October and with a return of \$440 per week and will make the perfect start or addition to your investment portfolio, or the astute first home buyer who's not ready to move in just yet.

The apartment is nicely presented on the ground floor and has an open plan living and meals area that flows onto a full width balcony. The modern kitchen offers quality appliances with plenty of cupboard space while the bedroom is a great size and features two built-in-robos along with access to a large two-way bathroom.

Bruce has everything you need within walking distance - whether it's breakfast at Cafe Momo, the football at GIO Stadium, Radford College, the AIS, or quick trips to the University of Canberra, Calvary Hospital, CIT, Westfield Belconnen, CISAC or just a short drive to the CBD.

The property is priced to sell so make sure you come along the next open or call Andrew on 0403 169 259 for a chat about this exciting opportunity.

### Features:

- Open plan living and dining room
- Modern kitchen with ceramic cooktop and quality appliances
- Large two-way bathroom
- Two built-in-robos in bedroom
- European laundry
- Split system reverse cycle air conditioning
- Generous living area
- Ground floor location
- Full width balcony
- Basement car accommodation plus storage cage
- Secure intercom entry and lift access