

48/120 Thynne Street, Bruce, ACT, 2617

STONE

Apartment For Sale

Wednesday, 11 September 2024

48/120 Thynne Street, Bruce, ACT, 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Apartment

Comfortable And Convenient Urban Lifestyle In Central Belconnen.

Open-home access off Kentish Lane

Embrace a comfortable and convenient urban lifestyle in this contemporary two-bedroom apartment situated in the Hub complex in the heart of Bruce.

Featuring an open-plan lounge and dining area and a practical floorplan, this home offers a flexible space for easy day-to-day living. With a North-west facing balcony, this design encourages a seamless flow of natural light, creating a welcoming atmosphere perfect for winding down after a busy day.

The sleek, linear kitchen layout is ideal for those who appreciate modern functionality, allowing for effortless meal preparation while staying connected to the living spaces. It's a practical yet stylish hub that makes daily living a breeze.

This apartment is a smart choice for those who value simplicity, convenience, and a low-maintenance lifestyle in a well-considered setting. Only a short drive into central Belconnen for the Westfield mall and surrounding amenities and outdoor activities such as the Ginninderra Lake, 48/120 Thynne Street provides the balanced experience that the well-established region of Belconnen has to offer.

Features Overview:

- North-west facing
- Second floor apartment
- No adjoining walls for disruption-free living
- Single level floorplan
- Located a short drive into Belconnen and Jamison town centres and surrounding regions for shops, restaurants, transport options, schools, outdoor activities and other amenities
- NBN connected with Fibre to the Node (FTTN)
- Age: 15 years (built in 2009)
- EER (Energy Efficiency Rating): 6.0 Stars

Sizes (Approx.)

- Internal Living: 67 sqm
- Balcony: 8 sqm
- Total residence: 75 sqm
- Basement car spaces: 13 sqm + 13 sqm
- Basement storage: 3 sqm

Prices:

- Strata levies/Community title: \$924 per quarter
- Rates: \$364.46 per quarter, approx.
- Land Tax (Investors only): \$413.24 per quarter, approx.
- Conservative rental estimate (unfurnished): \$500-\$520 per week

Inside:

- Open-plan lounge and dining room space
- Linear kitchen layout
- North-facing bedroom 1
- European laundry
- Split system to living area
- Ample storage space throughout

Outside:

- North-west facing balcony accessible from lounge area for plenty of natural light throughout the day
- Basement storage space
- 2 car spaces, rare for an apartment this size and price

Offering a great lifestyle, take advantage of the prime location in Bruce, a suburb where many of Canberra's best features are within close reach. Within close proximity to the University of Canberra and ANU alike, Calvary Hospital, CIT, Belconnen Town Centre, Radford College, AIS Stadium, Jamison Town Centre and main arterial roads into Canberra City, with Canberra's best entertainment and culture.

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: samdyne@stonerealestate.com.au.

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