

# 52/29 Thynne Street, Bruce, ACT 2617



## House For Sale

Wednesday, 3 July 2024

52/29 Thynne Street, Bruce, ACT 2617

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 227 m2**

**Type: House**



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Discover the perfect blend of space, style, and comfort in this 4-bedroom plus study family home, nestled in the coveted Liberty complex. Set against the serene backdrop of Fern Hill Park, this residence exudes modern charm with new carpets, fresh paint, ceiling fans, plantation shutters, and upgraded LED lighting. The heart of the home is the sleek kitchen, featuring gas cooking, double sink, electric oven, dishwasher and built-in appliance cupboard. Ideal for culinary enthusiasts and family gatherings, this kitchen is designed for both functionality and style. The upper level boasts three generously sized bedrooms, including the master with ensuite providing privacy and comfort, while the downstairs bedroom with its own ensuite and private access is perfect for teenagers or multi-generational living. A separate study or home office offers additional flexibility for work or study needs. Outdoor entertaining is a breeze with a deck featuring an in-ground spa, enclosed with outdoor blinds and a pergola for year-round enjoyment. Additional features include ducted reverse cycle heating and cooling, a spacious internal access garage, and a prime location near Westfield Belconnen, North Canberra Hospital, Radford College, and more. Embrace modern family living in this exceptional home!

**The Perks:-**  
4 bedrooms plus study with large bedroom and ensuite on lower level- 3 bathrooms including two ensuites- Elevated with views of Telstra Tower - Standalone townhouse in the Liberty complex with no adjoining walls- Backing reserve with Fern Hill Park offering tranquility and scenic views- Close proximity to GIO Stadium, CISAC Sports Centre and local shopping and transport options- Modern updates including new carpets, fresh paint, and ceiling fans throughout- Updated kitchen with gas cooking, double sink and built-in appliance cupboard- Bose built-in surround sound system throughout living areas- Entertainers' deck with in-ground spa, outdoor blinds, and pergola for year-round enjoyment- Ducted reverse cycle heating and cooling, plus split system in downstairs bedroom- Oversized garage with internal access- Easy maintenance lifestyle where you can lock up and leave as you please

**The Numbers:-**  
• Internal living: 228m<sup>2</sup>  
• Garage: 56m<sup>2</sup>  
• Year of construction: 2007  
• EER: 3 stars  
• Rates: \$772 per quarter  
• Land Tax (investors): \$1,062 per quarter  
• Strata: TBC  
• Rental Estimate: \$750 to \$780 per week