

18/19 Thynne Street, Bruce, ACT, 2617

TIMOTHY R^D

Townhouse For Sale

Friday, 6 September 2024

18/19 Thynne Street, Bruce, ACT, 2617

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Townhouse



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The Minimalist

The road home...

Elevate your everyday living experience at this executive townhouse residence, meticulously crafted for the modern-day minimalist who seeks both comfort and convenience. Nestled in the prestigious IVES development, this spellbinding home places you in the heart of Canberra, just moments from the University of Canberra, Northside Hospital, the Australian Institute of Sport, and Westfield Belconnen.

Enviably positioned over three spacious levels, this residence offers segregated living accommodations that create a harmonious environment, perfect for relaxation and entertaining alike. Upon entering, you are welcomed by a private front courtyard that leads into the striking living room, located on the middle level. This generous space is ideal for hosting family gatherings or intimate movie nights with friends, exuding warmth and sophistication.

The galley kitchen, a true centrepiece, embraces contemporary design with quality appliances, ample cupboard and bench space, and an effortless flow into an additional sitting room. This versatile space, bathed in natural light from the feature window, can serve as a dramatic dining area or a second living room with a meals area, all while offering captivating views of the surrounding bush-like setting in Bruce.

Ascend to the upper level, where indulgence awaits in the master bedroom. This serene retreat features abundant built-in robes, a modern ensuite, and a private balcony, perfect for savouring peaceful mornings. The second bedroom, equally luxurious, boasts its own ensuite and built-in robes, ensuring guests experience the utmost in comfort and style.

On the lower level, discover a private oasis. The third bedroom, completely secluded, is serviced by its own bathroom and features a charming balcony. The tandem garage provides ample space for storage or a workspace, with the added convenience of internal access to the home.

The road ahead...

This residence feels brand new, with double-glazed windows and ducted reverse-cycle heating and cooling ensuring year-round comfort. The home's thoughtful design and high-quality finishes reflect a commitment to style and substance.

Immerse yourself in a lifestyle where location is everything. Enjoy the convenience of adjacent cafés, the tranquillity of nearby wetlands, and the satisfaction of a home that has been planned with panache and finished with flair. Welcome to 18/19 Thynne Street, Bruce—your new sanctuary at IVES.

Quality features include...

- * Newly constructed, built 2023
- * Segregated tri-level design
- * Front courtyard and two balconies
- * Two living rooms
- * Contemporary galley kitchen featuring Smeg appliances and stone bench top.
- * Modern bathroom and two ensuites
- * Ducted heating and cooling
- * Tandem garage with space for extra storage
- * Double glazed windows
- * Located adjacent cafes and close to nearby wetlands
- * Walking distance to GIO Stadium, Australian Institute of sport, University of Canberra. Only a short drive to Northside Hospital and Westfield Belconnen

Body corporate - \$2,465.00 p/a

Rates - \$1,500.00 p/a

Living area - 195m² (approx.)

Courtyard - 24m² (approx.)

Lower level balcony - 4m² (approx.)

Upper level balcony - 6m² (approx.)

Total - 229m² (approx.)