

**20/17 Thynne Street, Bruce, ACT, 2617**



**Townhouse For Sale**

Thursday, 24 October 2024

20/17 Thynne Street, Bruce, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Corner Townhouse In The Heart of Bruce

Discover contemporary living in this stunning 3-bedroom corner townhouse, part of the exclusive RISE development. Situated in the heart of Bruce, this thoughtfully designed home offers an ideal balance of modern convenience, sustainability, and comfort.

Upon entering, you are welcomed into a bright, open-plan living space flooded with natural light. The separate living and dining areas provide a sense of space and flexibility for family life or entertaining. The modern kitchen, equipped with premium SMEG appliances, flows seamlessly into the dining area, which opens out to a private courtyard-perfect for alfresco dining or quiet relaxation.

Upstairs, you'll find three generously sized bedrooms. The master suite is a true retreat with its own ensuite bathroom, featuring luxurious finishes such as brushed nickel tapware and porcelain tiles. Soft carpeting in all bedrooms ensures comfort, while built-in wardrobes provide ample storage.

Additional features include:

- \* Ducted reverse cycle heating and cooling
- \* A secure two-car garage with internal access
- \* High ceilings throughout to enhance the feeling of space
- \* A 5 kW solar system to reduce your energy costs and carbon footprint
- \* Energy-efficient design with a 6-star energy rating
- \* Designed with accessibility in mind, this townhouse is built to accommodate disability assistance needs. The wider 1-metre staircases and an expansive ground-floor bathroom offer ease of movement and flexibility for all residents

For added convenience, an IGA supermarket, GP clinic, and dentist are located at the front of the complex. Across the road, you'll find a childcare center and cafes, making daily errands and family life a breeze.

Located just 7km from Canberra's CBD, 20/17 Thynne Street offers the ultimate blend of urban convenience and peaceful suburban living. Within walking distance, you'll find prestigious schools, the University of Canberra, and nature reserves. This is more than just a home-it's a lifestyle upgrade.

Townhouse size: 186sqm

Courtyards: 45sqm

Strata: \$4,395pa (approx.)

Rates: \$2,480pa (approx.)

Land Tax: \$3,285pa (approx.)

EER: 6.0

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