

# 1/9 Thynne Street, Bruce, ACT, 2617



## Unit For Sale

Friday, 11 October 2024

1/9 Thynne Street, Bruce, ACT, 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Josh Yewdall  
0430213909

## Premiere Offering at Wish

Situated in the fast-growing suburb of Bruce, this two bedroom, two bathroom, corner-positioned townhouse at the Wish Residences ticks all the boxes. It is a perfect opportunity for first home buyers, either to live in or capitalise on as an investment property. This is a great opportunity you don't want to miss out on.

Elevated over two levels with a private downstairs garage, the home offers beautiful timber floors throughout the home, including two separate living areas off the open plan style kitchen. This townhouse includes a private, maintenance-free courtyard to soak up the afternoon sun. The Wish Residences also supplies an artificially grassed communal area which is conveniently located in the complex. Park equipment and a BBQ is also included in this family friendly area.

Minutes from the great businesses and services Belconnen has to offer, everything you could want is at your front door. Enjoy Bruce's best coffee shops right across the street from you, including a variety of convenience and grocery stores along the street. The University of Canberra, Australian Institute of Sport and Calvary Hospital are right on your doorstep along with the complete offering at Westfield Belconnen and Emu Bank precinct.

- \* High demand location
- \* Rare layout offering in Bruce (2/2/1)
- \* 94sqm internal living
- \* Corner-positioned end unit
- \* Abundance of natural light (additional windows in living room and bedroom)
- \* New, modern townhouse recently built in 2020
- \* Perfect first home buy opportunity
- \* Two bedrooms with BIRS + two bathrooms
- \* Designed over two levels
- \* Unique underground car garage with internal access to the unit
- \* Beautiful timber floors throughout
- \* High quality kitchen finishes with SMEG appliances
- \* Access to family friendly grasses areas at your front door
- \* Minutes away from abundance of shops and cafes, including AIS, Calvary Hospital, and Universities

Strata: \$875.45pq (approx.)

Rates: \$2,141pa (approx.)

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