

UNIT 17/31 THYNNE STREET, Bruce, ACT 2617



Apartment For Sale

Sunday, 5 November 2023

UNIT 17/31 THYNNE STREET, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 106 m2

Type: Apartment



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luke Ellison

0459351262

\$610,000

To enquire, please email or call 1300 815 051 and enter code 1763 An exceptional home of this size in the sought after 'Belle Apartments' presents a rare opportunity for first home buyers, professionals, investors, students and downsizers alike. Immediately be impressed by the enormous open plan kitchen, dining and living area which flows through to a sunny north facing private courtyard, perfect for entertaining and providing an abundance of natural light indoors. The flexibility of the extra floorspace lends itself to whatever you need in this chapter of your life. This 2-bedroom, 2-bathroom unit is larger than many 3 bedroom properties and you feel the difference as soon as you walk through the door. The sleek kitchen has everything you need including breakfast bar, dishwasher, quality stainless steel appliances, stone benchtops, large fridge cavity and full-sized pantry. Grand 3m high ceilings carry the impressive sense of space through to the bedrooms and bathrooms. The exceptionally sized master and ensuite gives you room for luxury furnishings, catering for a super-king and the versatility to use the generous room dimensions in so many ways such as for a bassinet, dressing table, musical instrument, or student desk. If you like storage, you are going to love the master robe built-in along the full length and height of the room, making the absolute most of the internal storage capacity. Living on leafy tree lined Thynne Street, right next to the beautiful bushy Fern Hill Park, you will feel connected to nature and your community. Exercise, walk the dog, take the kids to play next door at the playground, enjoy a peaceful coffee or just take in the fresh air while admiring the local birdlife. If you are looking for all the advantages of modern apartment living, without compromising on space, sunshine, airflow or privacy, this home will tick all the boxes. Key features:- 106m² ground floor north facing modern apartment- Secure building with intercom and key access- 2 bedrooms both with BIRs and courtyard access- 2 bathrooms both with larger than standard showers and tiles to ceiling- 2 side-by-side secure basement parking spaces and storage cage- Dishwasher- Reverse cycle aircon/heating- Separate laundry with wall mounted dryer- Instantaneous hot water- Brand-new carpets throughout- Cross-ventilation achieved from sliding doors on both sides of the apartment- 2 fully fenced private courtyards approx. 40m²- Undercover outdoor area perfect for BBQ with ample space for outdoor furniture- Gently sloped ramp access externally with wide doorway clearance at entrances High demand location:- Proximity to Canberra City, Belconnen, and Gungahlin CBDs, conveniently accessed by rapid service public transport, cycle paths and major arterial roads.- Easy commute with the nearby bus stop only 100m away, Canberra City centre approximately a 13-minute drive and Belconnen less than a 10-minute drive.- Dining, cafes, shops, transport, childcare, education, hospital, entertainment, sporting facilities, pools, playgrounds, nature park walking trails and mountain biking all on your doorstep.- Australian Institute of Sport, GIO Stadium, University of Canberra, Canberra Institute of Technology, Radford College, Maribyrnong Primary, Calvary Hospital and Canberra High all within easy reach. Rental estimate \$595-620 per week approx. Rates \$481 per quarter approx. Land Tax \$590 per quarter approx. Body corporate \$1,479 per quarter approx. Rental estimate \$595-620 per week approx. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy, and interested parties should rely on their own inquiries. To enquire, please email or call 1300 815 051 and enter code 1763