

49/126 Thynne Street, Bruce, ACT, 2617



Unit For Sale

Wednesday, 4 September 2024

49/126 Thynne Street, Bruce, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Josh Yewdall

0430213909

Amazing Opportunity to nest or invest!

Located in the vibrant heart of Bruce, this refined one-bedroom apartment perfectly matches modern design with everyday convenience. Ideal for first home buyers, couples, or investors, this residence offers a balanced blend of comfort and functionality, set in one of Canberra's most desirable suburbs.

Immediately you are welcomed by the large open living plan layout complemented by plush grey carpet. The kitchen provides plenty of storage for cooking needs fitted with electrical appliances and tiled flooring. The open plan living provides seamless flow from your kitchen and living spaces out to your north/west facing balcony, which is an ideal space to relax and unwind while basking in natural light.

The apartment features a spacious bedroom which also has plush carpet flooring, creating a warm and inviting atmosphere with a built-in robe that provides ample storage space. To the rear of the bedroom is your east facing balcony perfect for morning coffees or winding down. The well-designed bathroom is equipped with stylish fixtures and fittings, providing a clean and sleek environment for your daily routines.

The split system air conditioning unit allows you to maintain the perfect temperature throughout the year, ensuring comfort no matter the season. Enjoy the convenience and security of your own dedicated car spot, giving you peace of mind and easy access to your vehicle.

Conveniently located within walking distance from UC, AIS, CIT, Calvary Hospital, CISAC, Radford College, and just steps from the upcoming Bruce precinct with shopping, cafes, and more! This property is just 6km from the city, minutes from Westfield Belconnen and only 500m from the closest bus stop. This property ticks all the boxes for both owner-occupiers and investors.

- * Unit is set back into the HUB development away from the Thynne street traffic
- * North/West facing aspect
- * EER 6.0 stars
- * 47sqm of internal living
- * Two separate balconies (10sqm + 5sqm)
- * Abundance of natural light throughout
- * Perfect first home buy, downsizer or investor opportunity
- * One spacious bedroom with BIRS and carpet floors
- * Open plan style living, dining and kitchen area
- * Neutral colour scheme throughout
- * All electrical appliances in kitchen
- * Reverse cycle heating / cooling
- * European laundry with large linen cupboard space
- * Access to family friendly common areas in the complex
- * Minutes away from abundance of shops and cafes, including AIS, Calvary Hospital, and Universities

Strata: \$1400pq (approx.)

Rates: \$1,602pa (approx.)

EER: 6.0

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