

**69/140 Thynne Street, Bruce, ACT, 2617**



**Unit For Sale**

Thursday, 12 September 2024

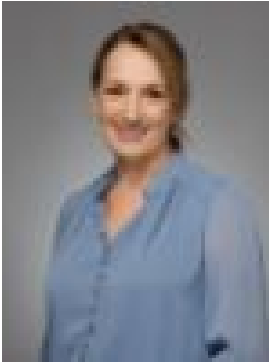
69/140 Thynne Street, Bruce, ACT, 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Naomi Sachs  
0261473396



Matt Sebbens  
0261473396

## Modern North-Facing Apartment in Prime Bruce Location

**\*\* Access this unit from Braybrooke St \*\***

Discover the perfect blend of comfort and convenience at 69/140 Thynne Street, Bruce. This north-facing, one-bedroom apartment offers an inviting floor plan designed to maximize natural light and create a warm, open living space.

The apartment is ideally situated for those who value easy access to key destinations. Located just moments from the University of Canberra, the Australian Institute of Sport, and the Belconnen Town Centre, you'll have everything you need right at your doorstep. Additionally, the nearby Dickson precinct and Canberra CBD provide an array of dining, shopping, and entertainment options, all within a short drive.

Whether you're a first-time buyer, young professional, or investor, this property presents an excellent opportunity in a vibrant and connected area.

Key features:

- Spacious bedroom with built-in wardrobes
- Fully tiled bathroom featuring new floor tiles and a brand-new glass shower
- Laundry within bathroom, equipped with a new dryer
- Secure building with intercom access, a basement car space, and additional storage
- Split system air-conditioning
- Recently paint internal walls and ceilings
- Recently installed carpets, LED lights, range hood and roller blinds

The numbers:

- Body Corporate: \$963.80 per quarter
- Rates: \$1,618.28 pa
- Land Tax (if rented): \$1,979.44 pa