



## Bruce, 137/140 Thynne Street

Stylish & Spacious

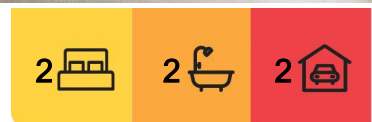
This stylish apartment offers two spacious bedrooms and boasts modern amenities that cater to contemporary living. The open-plan design creates a seamless flow from the living area to a private balcony, perfect for enjoying your morning coffee or unwinding after a long day. The mountain views provide a picturesque backdrop, bringing a sense of tranquility and relaxation.

Located in the bustling suburb of Bruce, this apartment is ideally positioned to take advantage of everything the area has to offer. With its close proximity to the University of Canberra and Calvary Hospital, it's an ideal choice for students and healthcare professionals alike. Enjoy easy access to local parks and recreational facilities, making it perfect for those who love an active lifestyle. The suburb's vibrant community atmosphere and convenient amenities make it an attractive place to call home.

Don't miss out on this opportunity to experience contemporary living in one of Bruce's most



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**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2DD7FHK](https://ljhooker.com.au/2DD7FHK)

**Contact**  
**Tara Munro-Smith**  
0428 025 408  
[tara.munro@ljhcanberracity.com.au](mailto:tara.munro@ljhcanberracity.com.au)

**EER** ★★★★★

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(02) 6249 7700

sought-after locations. With its combination of modern features and an unbeatable location, this apartment won't be available for long. Act now to secure your slice of Bruce's vibrant lifestyle.

Features include:

- Spacious kitchen with dishwasher and electric cooking
- Open plan living and dining area
- Internal laundry with dryer
- Reverse cycle heating and cooling
- Large balcony
- Storage cages

No current EER

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

This property does not contain an embedded network

#### Suburb Snapshot

Bruce is a suburb of the Belconnen district of Canberra, that is located within the Australian Capital Territory, Australia. The suburb was gazetted on 6 June 1968 in recognition of Viscount Stanley Melbourne Bruce (1883-1967), the eighth Prime Minister of Australia and the first Chancellor of the Australian National University.

Canberra Stadium is the home of the Canberra Raiders rugby league and Brumbies rugby union sides, and occasionally hosts national and international sporting events

Canberra International Sports and Aquatic Centre. The University of Canberra (UC) has an enrolment of over 10,000 students and is one of four major universities in Canberra

Many of the streets in Bruce are named after people and places associated with Australian tertiary education

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)



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## More About this Property

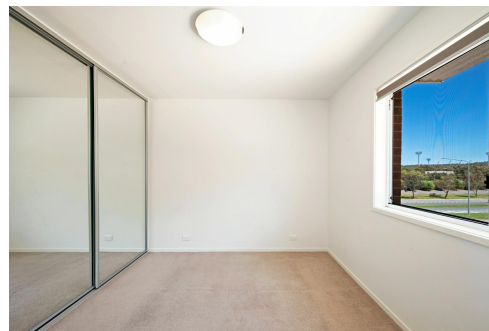
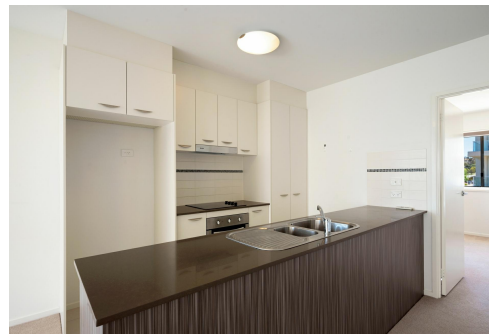
Property ID	2DD7FHK
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

**Tara Munro-Smith 0428 025 408**

Senior Property Investment Manager - ACT Licensed Agent |  
tara.munro@ljhcanberracity.com.au

**LJ Hooker Canberra City (02) 6249 7700**

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



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