







177/140 Thynne Street, Bruce

SPACIOUS CONTEMPORARY LIVING IN BRUCE

Positioned in the highly sought-after suburb of Bruce, this well proportioned three-bedroom residence presents an exceptional opportunity to enjoy contemporary living in one of Canberra's established residential precincts. Offering approximately 132 m² of floor space, two bathrooms and spaces for three vehicles, the property combines good proportions with everyday practicality in a desirable location.

Designed to accommodate a range of living arrangements, the residence features three well-proportioned bedrooms and two bathrooms, providing flexibility for families, professionals and those seeking additional space for working or studying from home. The home offers a comfortable setting for everyday living while allowing residents to make the most of the property's substantial floorplan.

At the heart of the residence, the open-plan living arrangement brings together the main living and dining spaces, creating a versatile environment for relaxation, everyday meals and entertaining. The connected layout allows for flexible furniture arrangements while maintaining a welcoming atmosphere throughout the central living areas.

3 2 3

FOR RENT
$700 Per Week

VIEW
Mon 23rd Nov @ 4:30PM - 4:45PM

AGENTS
Leasing Team
0418 631 503
leasingconsultant@ljhbelconnen.com.au

AGENCY
LJ Hooker Belconnen
(02) 6251 1477

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

The property's proportions extend beyond the main accommodation, with a layout designed to support the practical requirements of modern living. With three designated car spaces, the residence offers a valuable combination of spacious accommodation and parking capacity, particularly appealing to households with multiple vehicles.

Situated within the established Eclipse residential development, the property benefits from its position in Bruce, a suburb recognised for its educational institutions, sporting facilities and access to surrounding commercial precincts. The location provides an appealing balance of residential surroundings and access to Canberra's major employment, education and recreational destinations.

The residence is approximately 1 km from the University of Canberra, 1.5 km from North Canberra Hospital and 2.5 km from Belconnen Town Centre. Canberra City Centre is approximately 7 km away, providing access to a broader selection of shopping, dining, entertainment and employment opportunities.

Combining generous three-bedroom accommodation, open-plan living, two bathrooms and three car spaces, this residence presents an attractive opportunity for those seeking space, comfort and a well-connected lifestyle in the heart of Bruce.
12 Month Lease

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

EER Unknown

TO INSPECT THIS PROPERTY
1.You can Register to join an existing inspection or Register to be notified when inspection times are available.
2.Click on the BOOK INSPECTION button and choose your inspection time.
3.If this listing does not have the BOOK INSPECTION button, please go to Belconnen.ljhooker.com.au to Register.
4.If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

PETS: Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

Disclaimer
Information contained herein is gathered from external sources we consider to be reliable.
Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.

EER ★★★★★★

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MORE DETAILS

Property ID	HNXAHF8H
Property Type	Apartment

Leasing Team 0418 631 503
Property Investment Manager |
leasingconsultant@ljhbelconnen.com.au

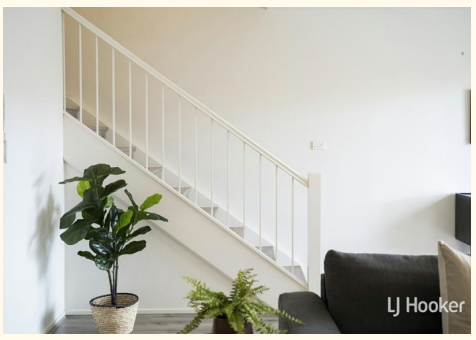
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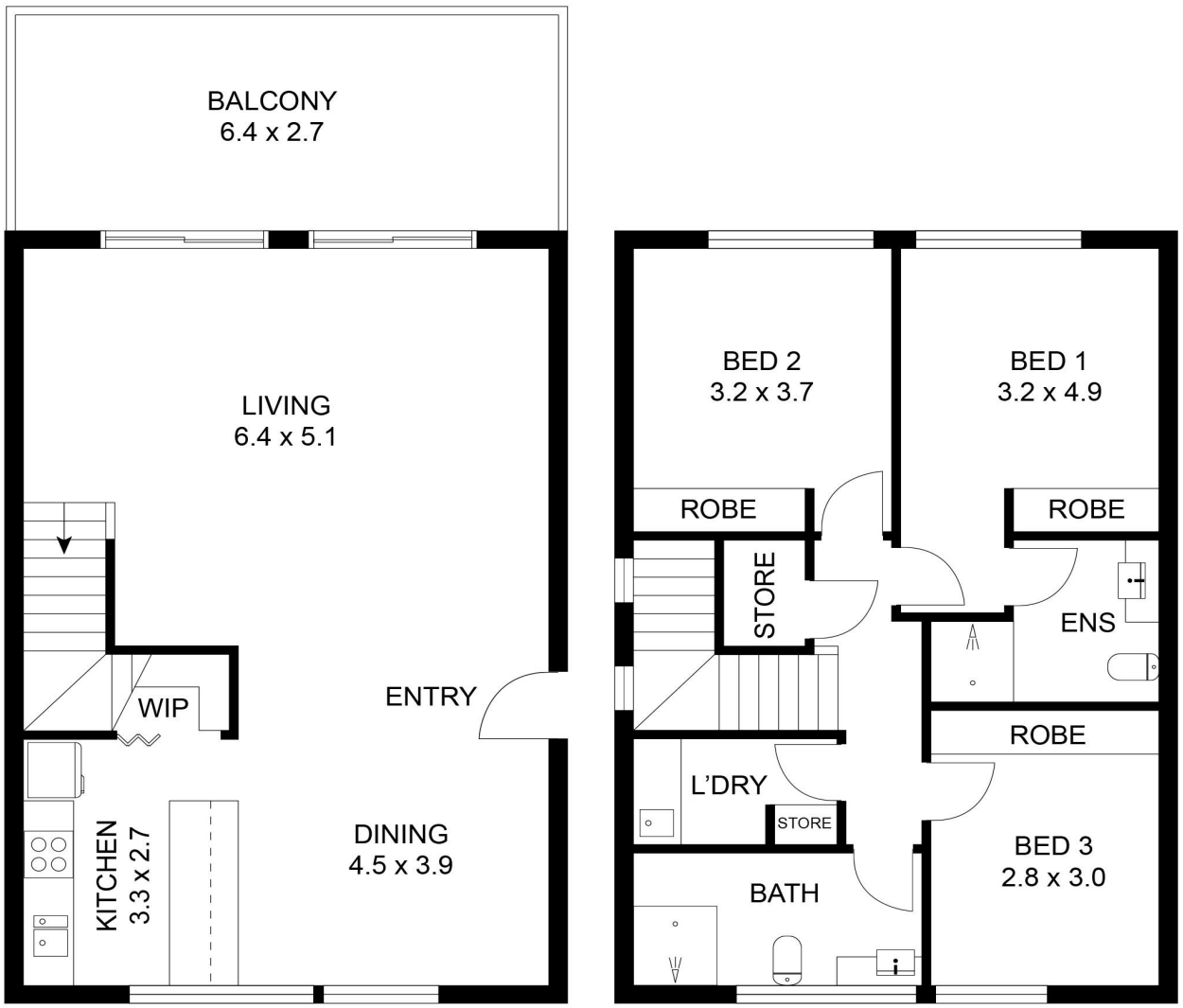








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APPROX TOTAL AREA:- 162 SQM

Floor Plan Disclaimer: This floor plan/site plan are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries.

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