



LJ Hooker  
Canberra City

LEASED

## Bruce, 74/140 Thynne Street

### Spacious One Bedroom Apartment

Don't miss the opportunity to view this well presented one bedroom apartment. The kitchen features ample bench space and storage. Good sized bedroom with easy access to the modern bathroom with floor to ceiling tiles. Open plan living area that looks out onto your private balcony.

Features include:

- Spacious open plan living and dining area
- Modern kitchen with stone bench tops, electric cooking and ample cupboard space
- Dishwasher
- Spacious bedroom with built-in wardrobes
- Two way bathroom
- Internal laundry with dryer
- Basement parking

No current EER



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2D1YFHK](http://ljhooker.com.au/2D1YFHK)

**Contact**  
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EER ★★★★★



**Disclaimer:** 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.

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**(02) 6249 7700**

The property complies with the minimum ceiling insulation standard.

Close to Westfield Belconnen, Bruce Stadium, AIS, University of Canberra, local restaurants and public transport.

#### 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

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	2D1YFHK
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

### Tara Munro-Smith 0428 025 408

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