






87/140 Thynne Street, Bruce

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## Light Filled And Spacious

This modern and stylish apartment offers an open plan living area that opens out to the spacious balcony - perfect for entertaining.

Designed to maximize space at each turn, the clever floor plan will make living a breeze with built-in robes in each room for excellent storage options. The kitchen is modern including, electric cooktop, stone benchtops, dishwasher, large bench space and ample storage.

The spacious living room is flooded with light, and flows directly out into your private, light filled and fully balcony perfect for your outdoor entertaining needs.

Situated just a few minutes from the bustling hubs of the Gungahlin, Belconnen and City centre's, you are perfectly located to take advantage of the very best café's, restaurants, and nightlife that Canberra has to offer. This apartment also provides the perfect opportunity for University students, with University of Canberra located just a short walk away.

Features include:

- Stone bench tops
- Dishwasher
- Spacious open plan living area

### FOR RENT

Please Call

### AGENTS

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### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

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.



- Reverse cycle air conditioning and heating
- Basement parking with storage
- Built-in robes

No current EER

This property does not comply with the minimum ceiling insulation standard.

#### 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

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)

EER 

## MORE DETAILS

Property ID	2924FHK
Property Type	Apartment
EER	4.5
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

### **Tara Munro-Smith 0428 025 408**

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