



135/140 Thynne Street, Bruce

## Sleek, Stylish & Ground Floor

Set on the ground floor of the perfectly positioned Eclipse complex in Bruce, is this well appointed and spacious 1 bedroom apartment that is the ideal first home or savvy investment opportunity.

The floor plan has been designed to maximize space at every turn, whilst maintaining a cozy feeling. The open plan style living/dining space extends out from indoors, out into the large and fully enclosed private courtyard which is the perfect spot for an evening drink, or lazy Sunday brunch.

The bedroom, bathroom and kitchen all share the same spacious and stylish qualities as the rest of the home, and the addition of quality timber flooring throughout really make it feel of home.

Bruce is exceptionally positioned to ensure you make the most of what Canberra has on offer. With plenty of local cafes and shops nearby, along with schools and some of Australia's leading Universities, you will love the lifestyle this unit has to offer. If traveling further is needed, Gungahlin and Belconnen town centres are under 10 minute drive away, with the city 15 minutes.

Features:

- 53sqm Internal living + Huge 43sqm Courtyard
- 96sqm Total area

1 1 1

**FOR SALE**  
\$349000+

### 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.

LJ Hooker

- North/East facing living and bedroom
- Quality timber flooring throughout
- Large bedroom with built in robes
- Reverse cycle A/C unit
- Open plan style living/dining
- Secure basement car park
- Walking distance to AIS, University of Canberra, CIT and Calvary Hospital
- Abundance of local shops and cafes nearby
- Gungahlin and Belconnen Town centers under 10 minutes away
- City Centre 15 minutes drive away

#### Essentials:

- " Size: 53m<sup>2</sup> internal + 43m<sup>2</sup> courtyard approx.
- Rates: approx. \$451.49 pq
- Land tax: approx. \$510.92 pq
- Body Corporate: approx. \$1,017.15 pq
- EER Rating: 6 Stars
- Rental Estimate: \$460 - \$480 per week

#### Disclaimer:

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

## MORE DETAILS

Property ID	2FAWFHK
Property Type	Apartment
House Size	95.81 m2
EER	6
Including	Air Conditioning Intercom Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes

#### Hamid Muradi 0424 858 600

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