



## Bruce, 165/140 Thynne Street

Enormous, north facing apartment

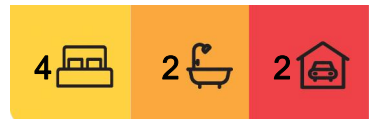
You will be delighted when you walk into this 142sqm apartment; the high ceilings, full height windows and north facing aspect, are just a couple of reasons to prioritise an inspection!

With huge open plan living and dining spaces downstairs that flow seamlessly to your sun drenched balcony, which by the way is nearly 30sqm, hosting large family gatherings will be so easy.

Upstairs, the generosity continues with 3 bedrooms, all with built in robes and the main bedroom with ensuite. You'll also appreciate the full sized laundry & walk in storage cupboard. The study/ or ideal 4th bedroom is on the lower level.

You can't beat a great location! Just a very short distance to the AIS, Calvary hospital, Canberra UNI and the Belconnen Town Centre and a short drive or bike ride into the City; this location is just fantastic.

Property Features:



**For Sale**  
\$650,000+

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

**Contact**  
**Kaylene King**  
0409 574 178  
[kaylene.king@ljhcanberracity.com.au](mailto:kaylene.king@ljhcanberracity.com.au)

EER ★★★★★

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

**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.

- \*142sqm of living & 26.87sqm balcony
- \*Great floor plan with the added bonus of a study/4th bedroom
- \*North aspect to the apartment, it's lovely and light
- \*The sunny living spaces flow out to the balcony, great for indoor/outdoor entertaining
- \*The kitchen is generous with terrific storage, bench space and electric cooking
- \*Separate, full laundry
- \*Abundant storage throughout
- \*Reverse cycle air conditioning
- \*2 x side by side car spaces & 2 storage cages
- \*Nice common areas including grassed spaces & BBQ area
- \*Lift access to basement, secure intercom entry
- \*Rates;\$432.00 per quarter
- \*Land Tax;\$517.29 per quarter IF RENTED
- \*Body Corp\$1,686.70 per quarter



## More About this Property

<b>Property ID</b>	2BHMFK
<b>Property Type</b>	Apartment
<b>EER</b>	4.5
<b>Including</b>	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

### Kaylene King 0409 574 178

ACT Licensed Agent, Senior Sales Consultant |  
kaylene.king@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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