



## Bruce, 23/132 Thynne Street

### Stylish Urban Living in Convenient Bruce

Nestled in the desirable suburb of Bruce, this modern apartment offers the perfect blend of contemporary style and low-maintenance living. This home checks all the boxes for those seeking an exceptional lifestyle.

As you enter the open-concept living area, you'll be struck by the abundance of natural light and the seamless flow from the private balcony to the living room. Stylish fixtures and neutral tones create a welcoming ambiance.

The kitchen has a sleek and modern design, featuring all appliances, ample storage, and quality finishes. Cooking and entertaining are seamlessly combined in this practical well-designed space. The pantry closet provides handy extra storage.

The bedroom is generously sized, offering plenty of space for rest and relaxation. The spacious master enjoys a large built-in closet. The bathroom features contemporary



**For Sale**  
Please Call

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

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**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.

fixtures and finishes, providing both style and functionality for your everyday needs.

Residents have access to the complex's outdoor entertaining areas and green spaces.

Secure underground parking and a storage cage add convenience.

Located footsteps from Bruce Stadium and Canberra University, everything you need is close by including shops, cafes, and transportation. Perfectly positioned near arterial roads, commuting is a breeze.

With its modern finishes and unbeatable location, it surely does represent low-maintenance living at its finest. Don't miss this incredible opportunity - call today to schedule your private viewing!

Key Features:

- \* North West facing 1-bedroom apartment
- \* Private Balcony
- \* Spacious master bedroom
- \* Kitchen includes modern fixtures and ample storage
- \* Reverse-cycle heating & cooling
- \* Open concept living/dining area - perfect for entertaining
- \* Restricted access car space & storage cage
- \* Euro Style Laundry
- \* Prime location minutes from GIO stadium, schools, the university, parks, shopping, and highways
- \* Quiet neighborhood in the desirable Coombs location

Property Address: 23/132 Thynne Street, Bruce. Canberra.

Home size: 60m2 Total living space and 9m2 Balcony.

Strata Fees: \$920 per quarter (approx.)

Land Tax (if rented): \$383 per quarter (approx.)

Rates: \$333 per quarter (approx.)

EER: 6.0 stars

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## More About this Property

<b>Property ID</b>	2AWKFHK
<b>Property Type</b>	Apartment
<b>EER</b>	6
<b>Including</b>	Balcony Dishwasher Outdoor Entertaining Built-in-Robes

**Tom Grenfell 0432 383 753**

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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