

46/126 Thynne Street, Bruce




Sunny Courtyard Escape - Ground Floor Apartment.

Tucked into a beautifully maintained complex in central Bruce, this inviting one-bedroom apartment offers a rare combination of privacy, light, and lifestyle. Located on the ground floor, it boasts a spacious, fully enclosed courtyard, your own outdoor oasis, perfect for morning coffee or entertaining friends in the afternoon sun.

The building has undergone a stylish transformation, with newly renovated common areas. Positioned just moments from public transport and surrounded by Bruce's impressive array of amenities, the lifestyle on offer is as convenient as it is connected.

Step inside to find a thoughtfully designed, all-electric home with a sleek kitchen (including dishwasher), quality tiled and carpeted flooring, and the comfort of reverse cycle air conditioning. The bathroom even features a window, an unexpected bonus in one-bedroom apartments, bringing in natural light and fresh air.

West-facing and wonderfully insulated, the apartment is filled with warm afternoon sun and enjoys peaceful parkland views just across the road. Secure basement parking and a separate storage unit add everyday ease.

1  1  1 

FOR SALE
\$355,000 +

AGENTS

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AGENCY

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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**

Smart and sustainable, the complex benefits from solar panel installation, helping reduce shared costs for residents. Internet is connected via FTTN, and body corporate fees remain moderate.

Positioned just moments from public transport and within easy reach of Belconnen Town Centre, the University of Canberra, Calvary Hospital, AIS, and CIT, Bruce continues to shine as one of Canberra's most connected and amenity-rich suburbs. You'll find cafés, gyms, bike paths, and leafy open spaces all nearby, adding ease to your everyday.

Whether you're investing or nesting, this apartment offers a smart, sunny, and stylish base in a superb Inner Belconnen location.

AT A GLANCE:

- 1 bedroom ground floor apartment
- Private and secure courtyard
- Dishwasher
- Electric cooking
- Reverse cycle air conditioning
- Leafy complex
- Well maintained complex
- Secure basement parking
- Separate storage unit
- Belconnen Town Centre, the University of Canberra, Calvary Hospital, AIS, and CIT

THE NUMBERS:

Block: 10, Section: 75

- Living: 50m2 approx.
- Rates: \$1,602.42 approx.
- Land Tax: \$1,984.87 approx.
- BC Fee: \$1,406 approx.
- EER: 6

MORE DETAILS

Property ID	35R8GCV
Property Type	Apartment
EER	6

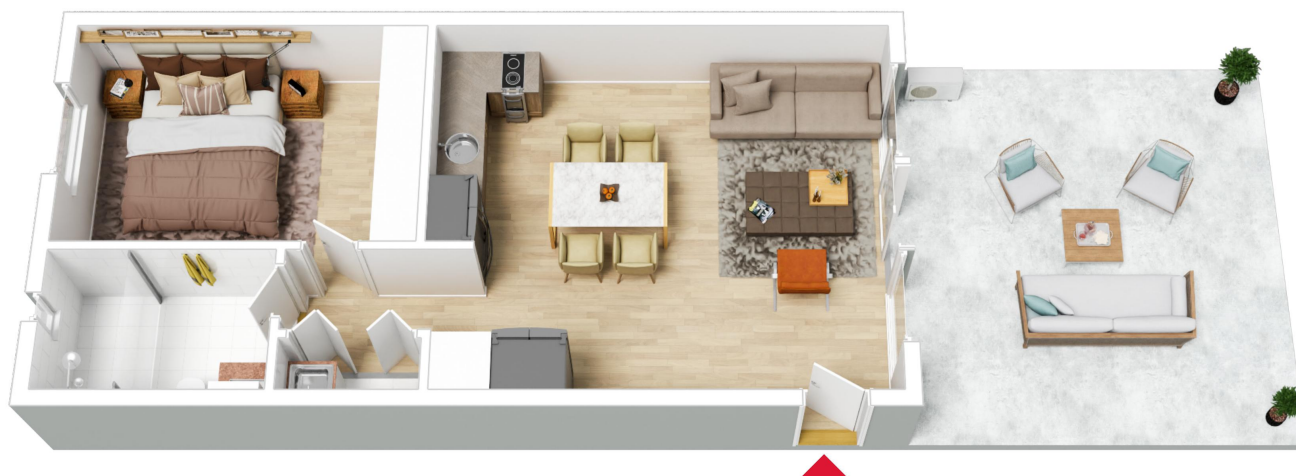
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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