



## Bruce, 9/126 Thynne Street

Elegant, Comfortable, Convenient. Wonderful Outlook

Well maintained Elegant 1 bedroom apartment on the first floor in a well maintained building in the centre of Bruce with the wonderful amenity it provides. The building has a beautifully renovated central courtyard and common area nearing completion. Close to Public Transport.

Great investment. Rental expectation: \$450-\$470 per week.

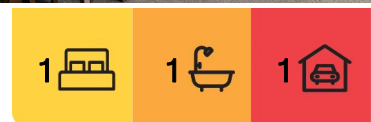
All-electric with an excellent kitchen including dishwasher. Hot water is provided by a central gas system. The bathroom has a window - unusual in 1 bedroom apartments.

Floor coverings are quality tiles and carpet. There is ample storage.

The inside climate is beautifully controlled by RCAC and effective insulation. The apartment is West facing and attracts wonderful afternoon sunshine. The outlook over the



**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.



**For Sale**  
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[ljhooker.com.au/35H1GCV](http://ljhooker.com.au/35H1GCV)

**Contact**  
**Naish Stormon**  
0488 164 426  
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**EER** ★★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

parkland across the road is wonderful. Car accommodation is secure basement parking with a storage unit.

The Body Corporate fee is moderate and the Body Corporate group has installed solar panels which provides benefit to all the apartments. Internet access is via FTTN.

Block: 10, Section: 75

Living: 50m2

Balcony: 10m2

Rates: \$1,602.42

Land Tax: \$1,984.87

BC Fee: \$1,450pq

Built 2010

Do not miss this!! Call me now to arrange an inspection or be at the next Open Home.

Naish Stormon, L J Hooker, 0488 164 426

## More About this Property

<b>Property ID</b>	35H1GCY
<b>Property Type</b>	Apartment
<b>House Size</b>	60 m2
<b>EER</b>	6
<b>Including</b>	Air Conditioning Central Gas Electric Cooking

**Naish Stormon 0488 164 426**

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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.

9/126 Thynne Street, Bruce

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