



## Bruce, 94/140 Thynne Street

Sleek, Stylish & Convenient

(This property has a private tenancy in place until Dec 2024, however tenant is flexible to accommodate new owner occupancy)

Situated in a prime location, this property offers a blend of modern comfortable living spaces, and convenient amenities. This property is currently tenanted, and it is renting at \$450 - \$470 per week, investors should also take note. (the property is currently tenanted)

This property features a well-appointed kitchen with open plan living spilling onto a private balcony. It has a tastefully designed bedroom, featuring built-in robes that offer both functionality and aesthetics. This space provides a perfect place to relax and unwind, while the built-in robes provide ample storage, keeping everything neatly organized and easily accessible. The apartment features a bathroom with modern fixtures that combine style and functionality.



**For Sale**  
\$380,000+

**View**  
Sat 11th May @ 12:00PM - 12:30PM

**Contact**  
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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.

Located in the highly desirable suburb of Bruce, this property offers convenient access to a range of amenities. Enjoy being just a short distance away from the Australian Institute of Sport, University of Canberra, Calvary Hospital, and Westfield Belconnen. Additionally, nearby parks, recreational facilities, and public transportation options make daily living a breeze.

Contact me today to find out about inspection times or to inquire about further details.

**Key Features:**

- Open-plan living and dining area, ideal for both relaxation and entertaining.
- Well-appointed kitchen.
- Generous bedroom with built-in wardrobes.
- Modern bathroom with a refreshing ambiance.
- Private balcony, perfect for enjoying your morning coffee.
- Secure parking space for your convenience and peace of mind.

**Additional Features:**

- Split-system air conditioning for year-round comfort.
- Quality finishes and fixtures throughout the residence.
- Well-maintained complex.
- Close proximity to schools, shops, cafes, and restaurants.

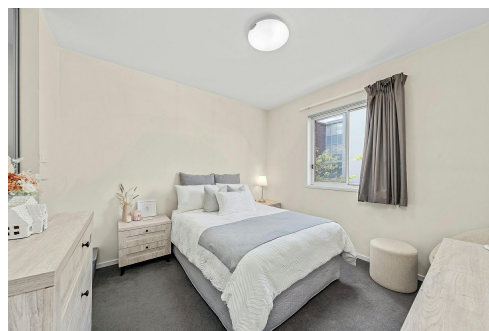
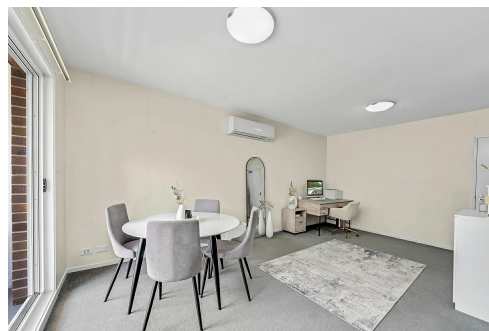
Property Address: 94/140 Thynne Street, Bruce. Canberra.

Home size: living 53m2 Balcony 9m2

Strata Fees: \$990 per quarter (approx.)

Land Tax (if rented): \$466 per quarter (approx.)

Rates: \$391 per quarter (approx.)



## More About this Property

<b>Property ID</b>	2AT0FHK
<b>Property Type</b>	Apartment
<b>EER</b>	6

**Hamid Muradi 0424 858 600**

| hamid.muradi@ljhookerprojects.com.au

**Simran Kaur 0424 636 448**

Personal Assistant & ACT Licensed Agent to Hamid Muradi | simran.kaur@ljhcanberracity.com.au

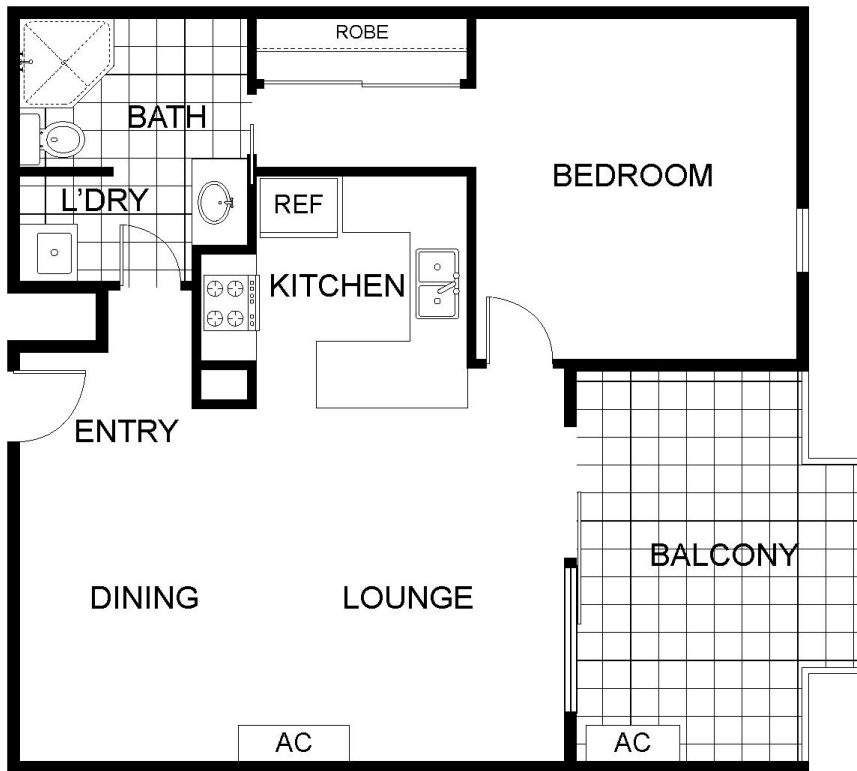
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Approx. total area: 62m<sup>2</sup>



*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

