



94/140 Thynne Street, Bruce

1 1 1

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Canberra City
(02) 6249 7700

"This property is currently rented until 22.06.25"

Situated in a prime location, this property offers a blend of modern comfortable living, and convenient amenities.

This property features a well-appointed kitchen with open plan living spilling onto a private balcony. It has a tastefully designed bedroom, featuring walk-in-robe that offers both functionality and provide ample storage, keeping everything neatly organised and easily accessible. The apartment features a bathroom with modern fixtures that combine style and functionality.

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.

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**

Features:

- Open-plan living and dining area
- Well-appointed kitchen
- Generous bedroom with walk-in-robe
- Modern bathroom
- Private balcony, perfect for enjoying your morning coffee
- Secure under cover parking
- Split-system air conditioning
- Quality finishes and fixtures throughout the residence
- Well-maintained complex
- Close proximity to schools, shops, cafes, and restaurants

EER: 6

53m² of living

9m² outdoor area

Rental estimate: \$470—\$490 per week

Rates: \$391 p.q (approx.)

Land Tax (Investors Only): \$446 p.q (approx.)

Strata: \$990 p.q (approx.)

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.



MORE DETAILS

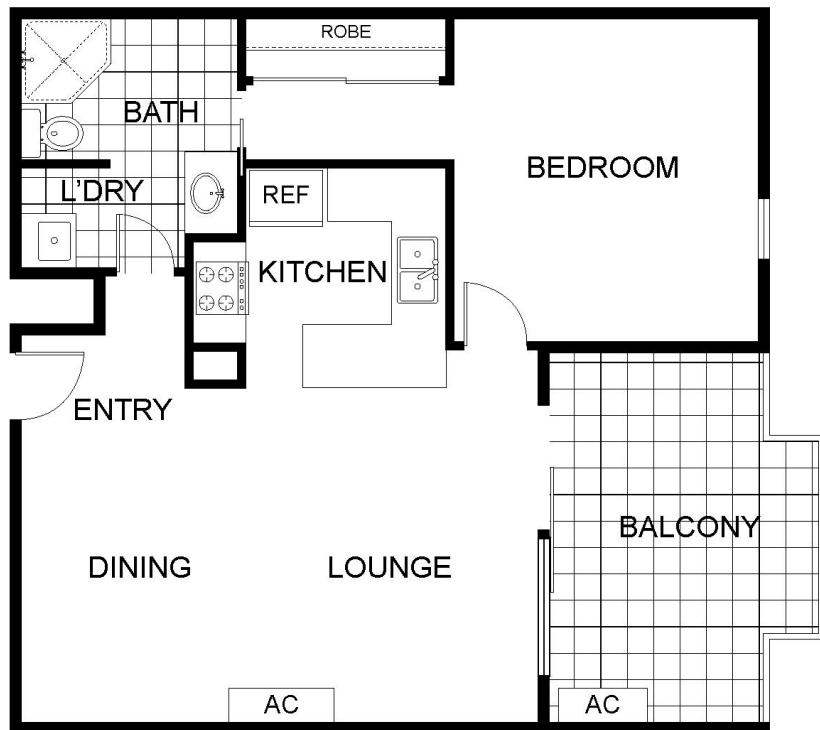
Property ID	2DUEFHK
Property Type	Apartment
House Size	62 m ²
EER	6

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Sales Consultant | hamid.muradi@ljhookerprojects.com.au

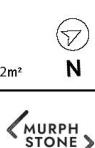
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Approx. total area: 62m²



*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.
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