



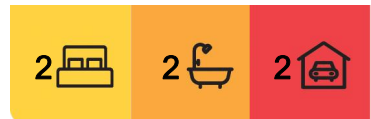
Bruce, 98/31 Thynne Street

Sunlit North-Facing Courtyard & Scenic Reserve Outlook!

Situated in the vibrant suburb of Bruce, Belle Apartments enjoys a prime location with close proximity to amenities and attractions. Residents have the best of both worlds, with serene surroundings and easy access to shopping centers, dining options, recreational facilities, and Canberra's renowned Universities.

Step into a bright and airy living space that seamlessly combines the living, dining, and kitchen areas. Large windows flood the space with natural light, seamlessly opening to sky and bushland, beckoning the natural elements.

This generous courtyard enjoys a continuity of daylight and is both a cozy sanctuary and sophisticated entertaining space. Allowing you to soak up the sun, perfect for quiet time with morning coffee, tending to your garden or celebrating with family and friends all year round.



For Sale
\$595,000+

View
ljhooker.com.au/2AB7FHK

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EER ★★★★★



LJ Hooker Canberra City
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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.

The master bedroom is a spacious retreat with built-in robes and an ensuite bathroom. The versatility of the second bedroom allows you to adapt the space to suit your lifestyle — ideal for guests or a home office.

The kitchen has a sleek and modern design, featuring all appliances, ample storage, and quality finishes. Embrace the joy of cooking and entertaining in this practical well-designed space.

This is an adaptable apartment where the living spaces are designed with flexibility and accessibility in mind, catering to individuals with various needs and preferences. With ease of access to the elevator, this apartment comes with the added convenience and security of two accessible secure parking spaces. Enjoy peace of mind knowing your vehicle is safely housed.

With public transport and major roadways close by, Belle Apartments ensures convenient connectivity to the rest of Canberra.

Don't miss the opportunity to make this your new home!

Features:

- Recently finished fully retiled/resealed courtyards and gardens front and back.
- Accessible/Adaptable apartment. Wider parking spaces with ease of access to elevator.
- Oversized north facing private court yard.
- Light filled living room with seamless transition to private court yard.
- Combined living, dining, and kitchen areas.
- Main bedroom with ensuite with walkthrough built in robes.
- Split system reverse cycle heating and cooling in living and main bedroom.
- European style laundry.
- Side by side secure carparks and large storage cage.
- Car spaces are designed to provide ease of access and convenience.
- Central location, easy access to City, Belconnen Town Centre, Canberra University, Calvary Hospital, Australian Institute of Sport, Bruce Stadium, bike paths, parks and nature reserves
- Easy access to all major town centres in a matter of minutes.

Property Address: 98/31 Thynne Street, Bruce.

Home size: 102m² Total living space and 44m² Courtyard.

Strata Fees: \$1,440 per quarter (approx.)

Land Tax (if rented): \$467 per quarter (approx.)

Rates: \$367 per quarter (approx.)

Current weekly rent: \$550 - \$580 per week (approx.)

EER: 6.0 stars



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More About this Property

Property ID	2AB7FHK
Property Type	Apartment
EER	6

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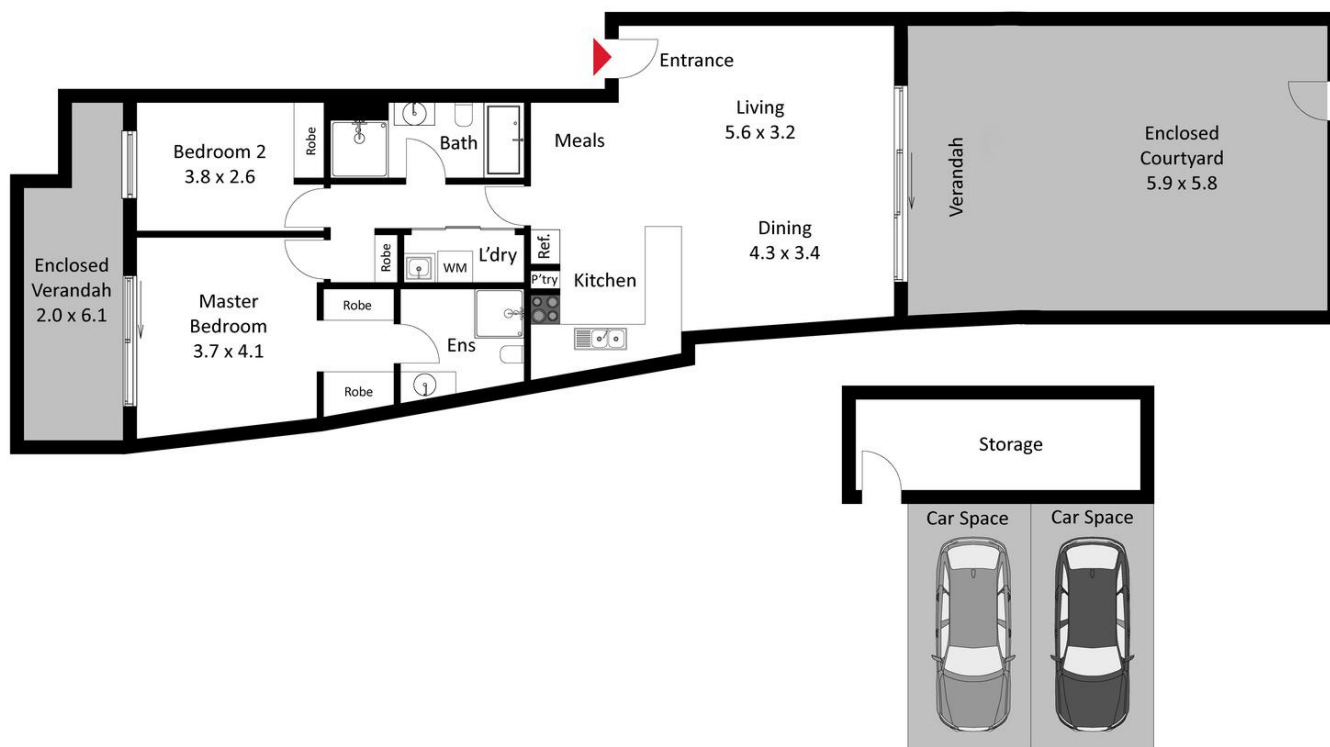
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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