



142/140 Thynne Street, Bruce

## Unbeatable Convenience and Light Filled Living

Desirable corner unit in the sought-after Eclipse complex, this north-east facing apartment delivers elevated living with a relaxing leafy outlook from the generous balcony.

Designed to maximise natural light, the spacious open-plan living and dining area is complemented by new timber flooring and flows seamlessly onto the balcony, the perfect setting to entertain or unwind while enjoying the outlook and morning sun.

The spacious two-bedroom layout offers privacy and functionality, with the master suite complete with its own ensuite, while the second bedroom is serviced by a modern main bathroom. The two secure car spaces provide comfort and convenience without compromise.

Eclipse is ideally located in the heart of Bruce, placing you within walking distance of the University of Canberra, Australian Institute of Sport and Calvary Hospital Bruce. Just moments from Westfield Belconnen and Lake Ginninderra, with easy access to public transport to easily connect you to the City.

Key Features:

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.

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### AUCTION

Tue 21st Apr @ 6:00PM

### VIEW

Thu 9th Apr @ 5:00PM - 5:30PM

### AGENTS

George Vlandis  
0437 398 774  
gvlandis@ljhbelconnen.com.au

Anushka Poudel  
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### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477



- Open plan living and dining area
- New floating flooring
- Large bedrooms with built-in robes
- Split system heating and cooling
- Large north-facing balcony
- Level 3
- Secure double car park

- Property Size: 104sqm | Living Size: 80sqm | Balcony Size: 24sqm
- EER: 6.0
- Rates: \$1,880 p.a.
- Body Corporate: \$5,860 p.a.
- Land Tax: \$2,196 p.a. (investors only)

**Disclaimer:**

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**MORE DETAILS**

Property ID	HP10EF8H
Property Type	Unit
House Size	104 m2
EER	6

**George Vlandis 0437 398 774**

Sales Agent | [gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)

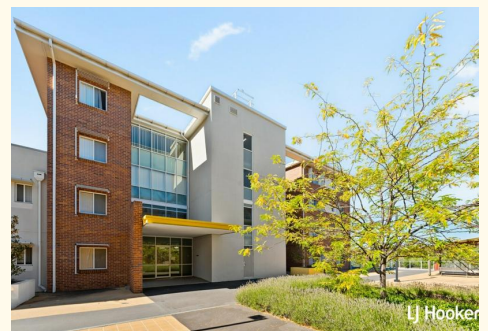
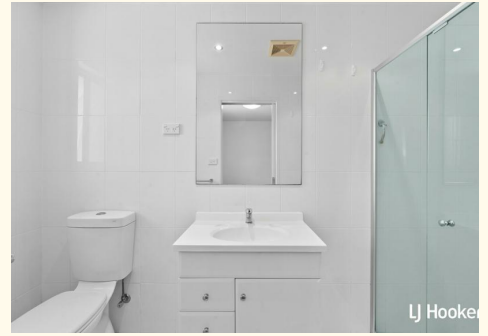
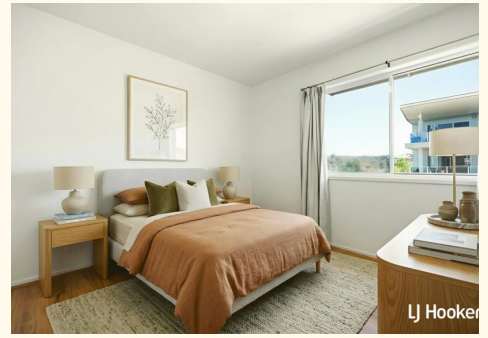
**Anushka Poudel 0405 220 461**

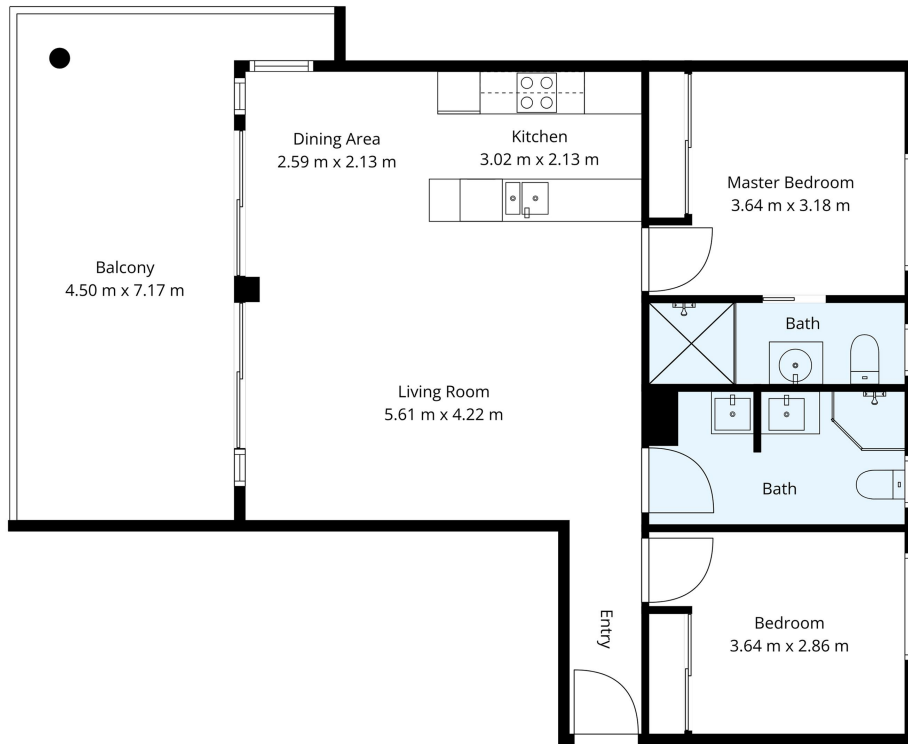
Sales Associate | [apoudel@ljhbelconnen.com.au](mailto:apoudel@ljhbelconnen.com.au)

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*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.*