

## Bruce, 20/126 Thynne Street

The Decision is made&#x2026; It's Sale Time

Buyers Guide - \$430,000

Located conveniently on the ground floor of the popular complex of The Hub, this spacious two-bedroom apartment is ideal to get into home ownership or downsize into.

The open plan living, dining and kitchen area has split system air-conditioning, flowing out to the two generous courtyards at either end of the apartment.

Offering a great extension of the living to the outdoors the courtyards are ideal for relaxing and entertaining. Perfect places for kids and pets to have fun.

The kitchen features electric cooking, dishwasher and ample cupboard space. The generously proportioned bedrooms have wall to wall built in robes.



### Auction

Wed 19th Feb @ 5:30PM

### View

Tue 11th Feb @ 5:00PM - 5:30PM

### Contact

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EER ★★★★★



**LJ Hooker Belconnen**  
(02) 6251 1477

**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 convenient location is second to none with great proximity to the AIS and Bruce stadium, transport routes, University of Canberra, CIT, North Canberra Hospital and only a short ride to Belconnen or the City.

Don't let this exceptional opportunity slip away to own a home that provides such an expansive outdoor sanctuary.

- \* Ground floor apartment
- \* Two bedrooms with built in robes
- \* Large bathroom and laundry
- \* Open plan living and kitchen
- \* Two generous courtyards
- \* Secure car space and storage
- \* Proximity to Bus stop, AIS, Bruce Stadium, University of Canberra, CIT, Hospital, Westfield Belconnen

- \* Year built: 2010
- \* Living Size: 64sqm
- \* Courtyard Size: 31sqm
- \* Covered Courtyard Size: 30sqm
- \* EER: 5.5
- \* Rates: \$1,650 p.a.
- \* Strata: \$1,732 p.q.
- \* Land Tax: \$2,071p.a. (investors only)

Disclaimer:

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## More About this Property

<b>Property ID</b>	HP01PF8H
<b>Property Type</b>	Unit
<b>House Size</b>	64 m <sup>2</sup>
<b>EER</b>	5.5

**George Vlandis 0437 398 774**

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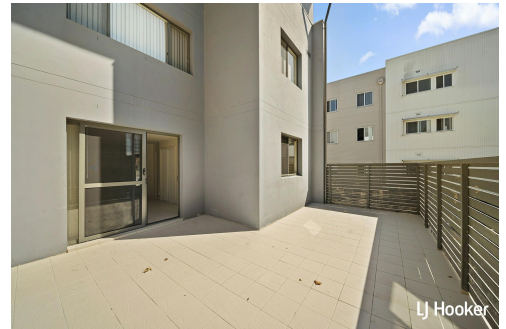
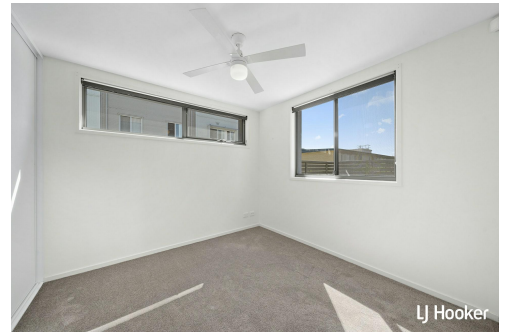
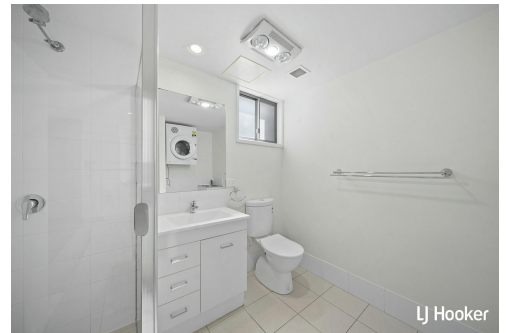
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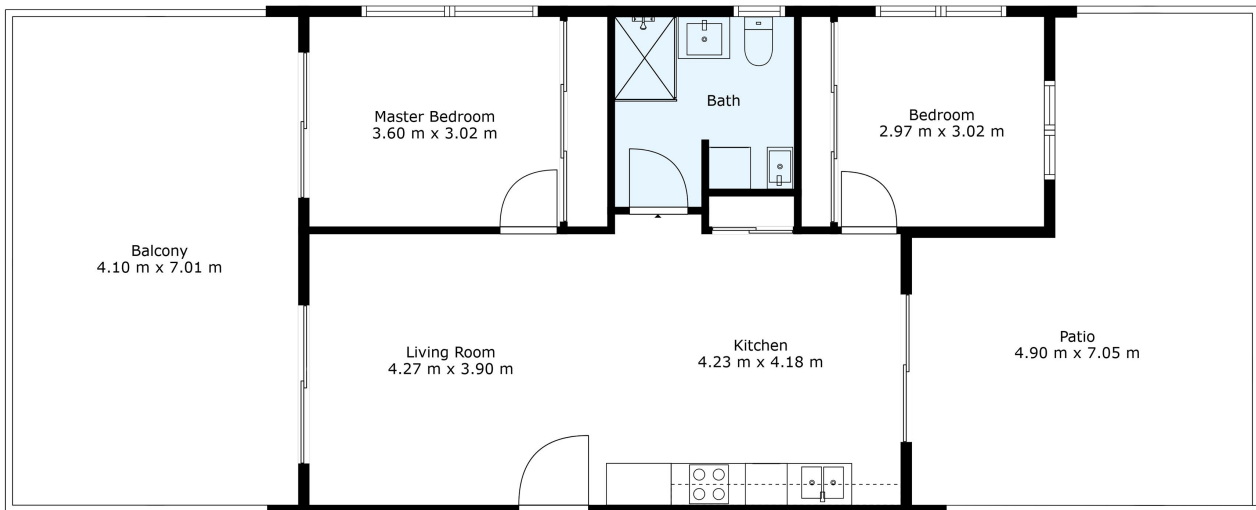
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**20/126 Thynne Street, Bruce**



*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.*

**aperture**  
media house