



27/31 Thynne Street, Bruce

## Effortless Living. Practical Design. Prime Position.

Positioned within The Belle in Bruce, this apartment delivers straightforward living in a location that prioritises convenience above all else.

The layout is simple and effective, with an open living and dining zone connecting directly to the kitchen, creating an easy, usable space without wasted areas or overcomplication. A private balcony extends the living zone and provides a low-maintenance outdoor option.

All the essentials are within close reach, including the University of Canberra, CIT, light rail and Belconnen Town Centre, making day-to-day access and commuting genuinely efficient.

A no-fuss apartment in a well-connected pocket of Bruce, offering practicality and ease from the moment you move in.

Why this property captivates:

- Positioned within The Belle in Bruce, offering a central and highly convenient lifestyle setting
- Functional floorplan designed for simple, everyday living without wasted space

3  2  2 

**FOR SALE**  
By Negotiation

**VIEW**  
Sat 13th Jun @ 10:30AM - 11:00AM

**AGENTS**  
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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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- Open-plan living and dining zone that creates a practical and usable central hub
- Direct flow to a private balcony, extending the living space in a low-maintenance way
- Well-proportioned bedroom layout providing separation from the main living area
- Kitchen positioned for efficiency, with practical bench space and storage
- Light-filled interiors that create an easy, comfortable living environment
- Bathroom designed with straightforward, durable finishes suited to daily use
- Secure, well-maintained complex environment with easy access and lock-up convenience
- Close proximity to University of Canberra, CIT, light rail and Belconnen Town Centre
- Strong connectivity to major transport routes and surrounding employment hubs
- Suited to those seeking a low-maintenance, well-located apartment in Bruce

#### Proximity to Amenities:

- Within 2 minutes' drive to the University of Canberra and surrounding education precinct
- Within 3 minutes' drive to CIT Bruce campus and local sporting facilities
- " Within 3 minutes' drive to Belconnen Town Centre offering supermarkets, cafés, dining and essential services
- Within 4 minutes' drive to Westfield Belconnen for major retail, entertainment and dining options
- Within 5 minutes' drive to Lake Ginninderra and surrounding walking and recreation spaces
- Within 6 minutes' drive to Calvary Hospital and key medical facilities
- Within 10 minutes' drive to the Australian National University
- Within 12 minutes' drive to Canberra CBD for employment, dining and entertainment
- Within easy access to light rail and major bus routes connecting directly through Gungahlin and into the city
- Within 20 minutes' drive to Canberra Airport for domestic and international travel

## MORE DETAILS

Property ID	36WEGCY
Property Type	Unit
House Size	102 m2
EER	6

### Troy Thompson 0408 694 917

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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