



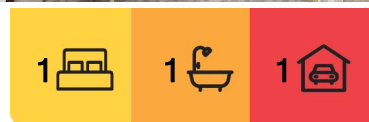
Bruce, 78/120 Thynne Street

Is this Your Opportunity?

Entering the property market can be a challenging part of one's life experience, but like any journey it begins with taking the first step. This may be your opportunity.

On the top floor of the popular Hub project, this north facing one bedroom apartment comes with a great range of individual and location features. These include a spacious master bedroom with a built-in robe, open-plan living area, which leads onto a large usable balcony and a practical kitchen layout. The European style laundry is off the entrance so does not encroach on the living area and bathroom.

Being in Bruce you are in the same suburb as the University of Canberra, North Canberra Hospital & UC Hospital, GIO Stadium, and the Institute of Sport. It is only a short drive to the Belconnen Town Centre, and a direct commute to Canberra City, the Parliamentary Triangle, the Defense offices at Russell Hill and Canberra airport. There is of course a local IGA if you do not want to go into the Town Centre or to Jamison Plaza and popular



For Sale
\$369,950

View
ljhooker.com.au/HNV77F8H

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EER ★★★★★★

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local coffee shops and restaurants.

Bruce is a very established suburb, and The Hub is one of the better apartment developments in the area. So, make sure you check out this opportunity, whether you are a first home buyer or a first time investor.

Features & Inclusions:

- Split air conditioning system air-conditioning
- Basement security car space & storage cage
- European laundry with dryer
- North facing entertainers balcony off living area
- Built in robes to the bedroom
- Modern kitchen with stainless-steel appliances
- Ideal first home buyer or investor opportunity
- Close to local parks
- Well-developed common area gardens

Essential Data

Apartment Size: 48 sqm

Balcony Size: 8.0 sqm

Rates: \$1,514 p.a.

Body Corporate Fees: \$3,168 p.a.

Land Tax: \$1,800 p.a. (investors only)

EER: 6.0

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More About this Property

Property ID	HNV77F8H
Property Type	Unit
House Size	48 m²
EER	6
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

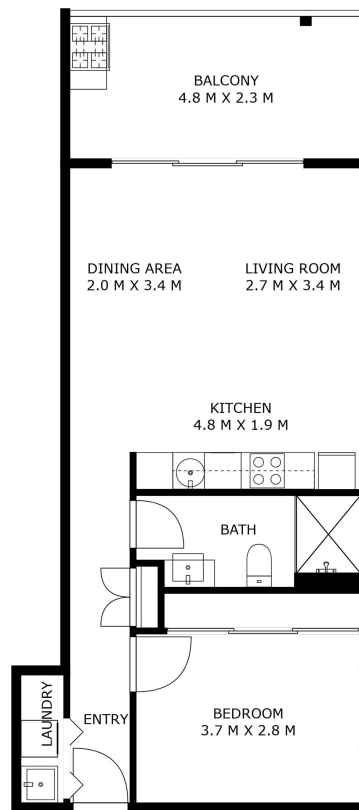
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