



LJ Hooker



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89/31 Thynne Street, Bruce

Refreshed North-Face Move-In Ready




This spacious north-facing apartment combines lifestyle, comfort, and low-maintenance living, making it an ideal choice for owner-occupiers and investors alike.

The expansive open-plan living, dining, and kitchen area is filled with natural light and flows seamlessly to a large light-filled balcony, perfect for relaxing while enjoying private views of the reserve.

The kitchen is both practical and elegant, featuring stone benchtops, stainless steel appliances, ample storage and a dishwasher. Freshly painted throughout, the apartment is immaculately presented and ready to move straight in.

The generous floorplan features two well-proportioned bedrooms with built-in robes, including a master with a large ensuite and a long hallway of his and hers robes. A central bathroom with a bathtub serves the second bedroom, providing both functionality and privacy.

Conveniently located in the heart of Bruce, the unit is just moments from Westfield Belconnen, AIS, CISAC, and the University of Canberra.

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FOR SALE

Offers Over \$530,000

VIEW

Sat 18th Apr @ 11:45AM - 12:15PM

AGENTS

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AGENCY

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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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Vacant and ready for occupation, this is an outstanding opportunity to secure a quality apartment in a high-demand location with strong rental appeal.

Key Features:

- Open plan living and dining area
- Freshly painted
- Modern kitchen with a large stone benchtop
- Large bedrooms with built in robes
- Split system heating and cooling
- Spacious sunny balcony facing reserve
- Secure double car park with storage
- Close proximity to University of Canberra, AIS and Belconnen Town Centre, North Canberra Hospital

- Property Size: 112sqm | Living Size: 101sqm | Balcony Size: 11sqm
- EER: 6.0
- Rates: \$2,132 p.a.
- Body Corp: \$6,725 p.a.
- Land Tax: \$2,602 p.a. (investors only)

Disclaimer:

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MORE DETAILS

Property ID	HP0V5F8H
Property Type	Unit
House Size	112 m2
EER	6
Including	Air Conditioning Balcony Built-in-Robes Lounge Room Dining Room Dishwasher Basement Parking

George Vlandis 0437 398 774

Sales Agent | gvlendis@ljhbelconnen.com.au

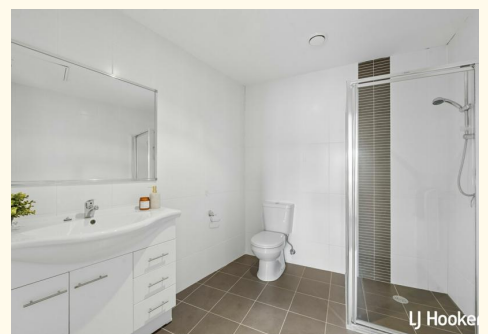
Anushka Poudel 0405 220 461

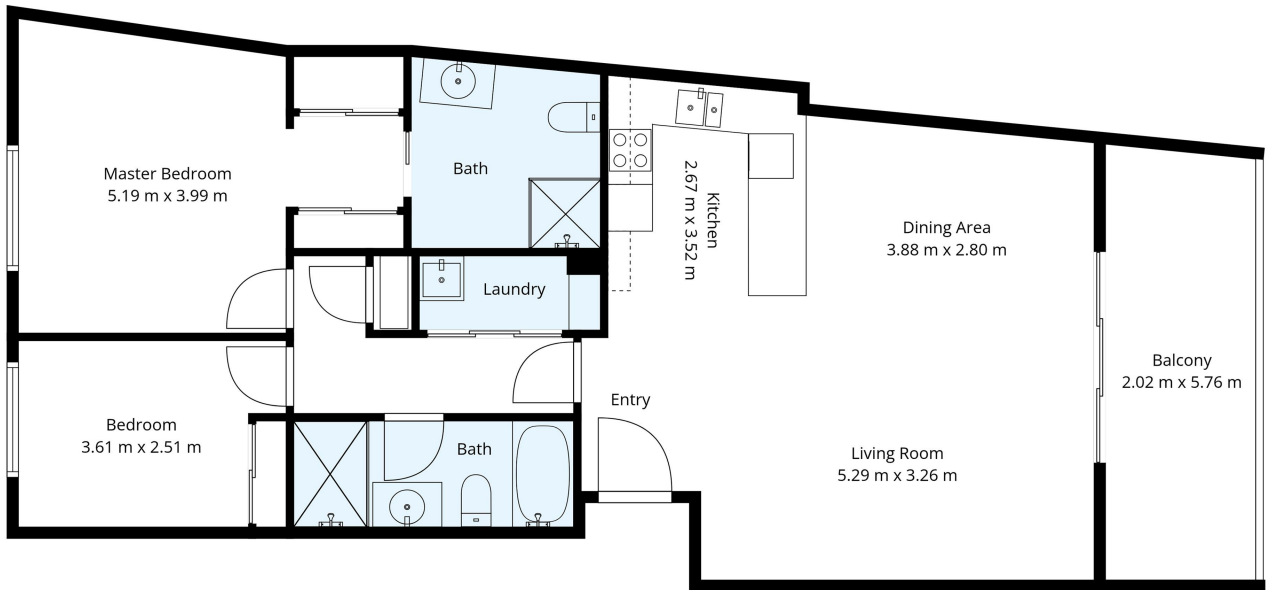
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.