



17/2-6 Goldman Street, Bruce

## Stylish Townhouse Living in the Heart of Bruce

With its modern design, spacious interiors, and prime location, this townhouse is a fantastic investment opportunity or a perfect first home for professionals, students, or young families alike.




You will love this stylish property in the tightly held Yorktown complex. Comfortable living is enjoyed with large, light-filled bedrooms, including a master suite complete with a small balcony. Internal access from secure parking and an additional car space make life a breeze for your convenient parking arrangements.

The excellent location is within very easy reach and only minutes away from the university and local shops, you'll have everything you need right at your doorstep.

The property is currently let to excellent tenants on a month to month periodical basis. The body corporate fees are very reasonable in this complex helping make it further attractive.

Nestled in a well-maintained complex with charming aesthetics, this property is a standout in every way.

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.

2  2  2 

**FOR SALE**  
\$699,000+

**VIEW**  
By Appointment

**AGENTS**  
Tim Russell  
0416 087 834  
tim.russell@ljhooker.com.au

Jackson White-Brettell  
0421 479 376  
Jackson.white-brettell@ljhkaleen.com.au

**AGENCY**  
LJ Hooker Kaleen  
(02) 6241 1922

 **LJ Hooker**

Whether you're looking to expand your property portfolio or secure a stylish new home, 17/2 Goldman Street delivers on every front. Don't miss your chance to own in one of Bruce's most convenient and desirable locations.

Looking to Bruce home? Please speak with Tim Russell at 0416 087 834 or Jackson White-Brettell at 0421 479 376 for further information or a private inspection.

- Stylishly crafted with large, light-filled bedrooms, including a master suite with its own balcony. And ensuite bathroom.
- Secure & Convenient Parking
- Just minutes from the university and local shops, offering unmatched convenience for students, professionals, or families.
- Turnkey Investment Opportunity
- Located in the sought-after Yorktown complex, known for its appealing design and vibrant community feel.

Rates: \$2,765.23 pa approx  
Land Tax: \$ 3,989.21 pa approx  
Body Corporate: \$599.95 pq approx.  
EER: 4.0

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

## MORE DETAILS

Property ID	2GM0F9Q
Property Type	Townhouse
House Size	108 m2
EER	4
Including	Ensuite Courtyard Dishwasher Remote Garage

### Tim Russell 0416 087 834

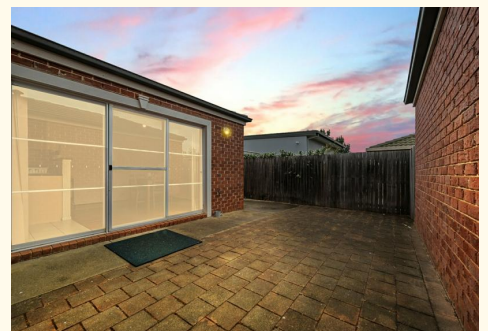
Franchise Owner / Sales Manager / Licensed Agent & Auctioneer  
ACT/NSW | [tim.russell@ljhooker.com.au](mailto:tim.russell@ljhooker.com.au)

### Jackson White-Brettell 0421 479 376

Executive Assistant to Tim Russell | [jackson.white-brettell@ljhkaleen.com.au](mailto:jackson.white-brettell@ljhkaleen.com.au)

### LJ Hooker Kaleen (02) 6241 1922

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617  
[kaleen.ljhooker.com.au](http://kaleen.ljhooker.com.au) | [kaleen@ljhooker.com.au](mailto:kaleen@ljhooker.com.au)





Ground Floor



First Floor

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.

17/2-6 Goldman Street, Bruce

Produced by DIAKRIT