



3/23 Bollard Street, Palmerston

Renovated, Relaxed & Ready to Enjoy

Auction Location: In Rooms | LJ Hooker Auction HQ | 182 City Walk, Canberra City

Tucked away in a peaceful cul-de-sac and positioned at the end of the complex, 3/23 Bollard Street, Palmerston makes for an excellent option for the whole spectrum of buyers.

Fully renovated throughout, this appealing two-bedroom apartment is ready to move straight in and enjoy. The updated interiors create a fresh and modern feel, while the thoughtful layout gives the home plenty of space inside and out.

First home buyers will love it for its value. Downsizers will love the level single level living and renovated fit out with enough garden to still enjoy the outdoors. Investors will see the value in a property that should see consistent tenancy with few very little maintenance required.

Adding to all the great benefits, there is a brilliant deck that flows directly from the living area - an relaxing outdoors. Beyond the deck, a pleasant fully fenced yard provides an additional private outdoor

2 1 1

AUCTION

Wed 21st Oct @ 6:00PM

VIEW

Sat 26th Sep @ 10:30AM - 11:00AM

AGENTS

Tim Russell
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Jackson White-Brettell
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AGENCY

LJ Hooker Kaleen
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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.



space and adds to the home's lifestyle appeal.

Set within a well-kept complex, the end position brings an extra sense of peace and privacy, while the cul-de-sac setting keeps the atmosphere pleasantly removed from passing traffic.

Features include:

- Fully renovated two-bedroom apartment
- Desirable end position within the complex
- Peaceful cul-de-sac setting
- Well-kept and established complex
- Spacious deck adjoining the living area
- Fully fenced, pleasant yard
- Fresh, move-in-ready interiors
- Excellent indoor/outdoor living

Looking to call Palmerston home? Please speak with Tim Russell
0416 087 834 or Jackson White Brettell 0421 479 376

PROPERTY INFO:

Rates: \$3,299 pa approx

Land Tax: \$4,481 pa approx

Body Corporate: \$1,909 pa approx

EER: 2.5

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MORE DETAILS

Property ID	2H8WF9Q
Property Type	Townhouse
House Size	84 m2
Land Area	315 m2
EER	2.5

Tim Russell 0416 087 834

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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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