

1/118 Forrest Parade, Rosebery, NT 0832



Sold Unit

Saturday, 12 August 2023

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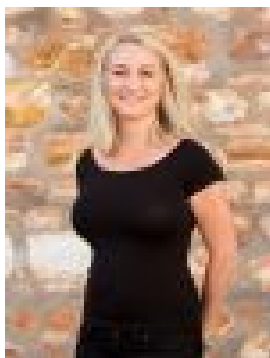
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 379 m2

Type: Unit



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\$405,000

A rare find - immaculately presented 3 bedroom home on the ground floor of a secure executive complex only moments from community amenities, great schools, the local corner store, parklands and 5 minutes from Palmerston CBD! WOW. More than an apartment, this home has its own private gated entry and its own private gardens that wrap around the side offering large outdoor entertaining areas; room to host a BBQ with friends and family or space for the kids to enjoy the sunshine in this safe backyard setting. Within the complex is garage parking adjacent to your entrance along with electronic gated access and a swimming pool perfect for the warm wet season weather on its way. The property opens up into a large kitchen with wrap around stone counters boasting quality appliances and ample storage perfect for the foodie, everyday chef or for effortless entertaining. Walking over to the open plan living and dining areas, the home then opens onto the verandah via sliding doors creating that effortless flow between the indoors and out - perfect for Territory living. Open the home up and allow in the cool breezes and catch a sunset over the treetops. Offering three bedrooms, the master is of course the largest and includes built in storage space along with a private ensuite bathroom with twin vanity and large shower. This bedroom also includes sliding door access through to the side verandah and courtyard space. Bedrooms 2 and 3 both offer built in robes with mirrored fronts and tiled flooring with A/C of course. The main bathroom has a shower and vanity with storage space plus the laundry is hosted adjacent for functional everyday living. Walk to nearby parklands with play areas for the kids, ride your bike with the kids to public and private school options or pop up to the Palmerston shops. Spend your free time at the Palmerston Water Park or Skate Park or take a stroll along the lakes looking for turtles and fish - Palmerston is a thriving suburban setting for the family with loads of activities throughout the year in the quarter, Friday night markets and more. Around the Suburb: Walk to community parklands and play areas for the kids Ride your bike with the kids to public and private school options Pop up to the Palmerston shops for meals, shopping and news agency Spend your free time at the Palmerston Water Park or Skate Park Take a stroll along the Durack Lakes or Golf Course Entertainment throughout the year at the Palmerston Quarter Rosebery has a footy oval and plenty of community events as well About the property: Year Built: 2013 Area under title: 379 Square Metres Easements: Drainage easement to City of Palmerston Council rates: \$1,853.00 per annum approx. Body Corporate Management: Altitude Management Body Corporate Fees: \$1,450.00 per quarter Sinking fund balance \$25,372.03 as at July 2023 Admin fund balance \$16,288.11 as at July 2023 Currently tenanted to 03/03/2024 at \$650 per week