

1/17 Ballingall Street, The Gap, NT 0870



Townhouse For Sale

Thursday, 14 December 2023

1/17 Ballingall Street, The Gap, NT 0870

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 96 m2

Type: Townhouse



Jo-Anne Pulsford
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Offers Over \$395,000

The Feel: Generous proportions, a light-filled layout and freshly renovated are the outstanding hallmarks of this contemporary, two storey townhouse, ideally situated in a convenient and family-friendly location. Boasting three bedrooms, spacious open plan living, and a sun-filled courtyard, the property delivers a ready-made hideaway designed for relaxed comfort and ease of living. It offers appeal for first homebuyers, young families, and downsizers alike, while also presenting as an enviable investment opportunity with a proven history of rental returns.

The Facts:- Move-in ready with new carpets, blinds and painting-Three-bedroom, two-bathroom unit offering a convenient, easy-care lifestyle-House-like proportions unfold across two levels, highlighted by a generous open plan living hub-Two doors access the courtyard that extends the living zone outwards-Enclosed and featuring extensive paving, it's an ideal space for entertaining and shady relaxation-A well-appointed kitchen presents as the social heart of the home and features ample storage -Ground floor extends to first bathroom, carpeted bedroom and laundry-Upstairs a sizeable master bedroom suite with walk in robe and balcony-First floor also boasts second bedroom with balcony -Between the bedrooms is a separate toilet and full bathroom-Functional laundry with plenty of storage continues the everyday convenience-Designated covered parking at front door-Split system heating & cooling + ceiling fans provide seasonal comfort-A low-maintenance downsizer or ideal investment with a proven history of rental income- Estimated rental return \$575 - \$600 per week

This property delivers to the new owner a perfectly positioned, recently refurbished townhouse close to the hospital, aquatic centre and sporting facilities.