

**1/25 Yirra Crescent, Rosebery, NT 0832**

**CENTRAL**

**Sold Unit**

Saturday, 17 February 2024

1/25 Yirra Crescent, Rosebery, NT 0832

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Andrew Lamberton  
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**\$310,000**

To view webbook with more property information text 25YIRR to 0488 810 057 This tidy – turn key – two bedroom apartment in ever popular Rosebery, ticks all the boxes for making it the perfect first home or downsizer for the home makers seeking a quiet suburban lifestyle within moments from everything that Palmerston has to offer. Or, it could be the easiest investment you'll ever make is this. Highly desirable as an investment property, the rental yield is an estimated 6.8% and will attract interest for its key location close to parklands and locals shops – also 25 Yirra Crescent is a small complex of homes with easy care manicured gardens out the front and plenty of guest and complex parking as well. This home is at the front with a single carport parking bay beside the home and gated entry to the courtyard so you can park your bike in the shed after exploring the parklands and play grounds around this established neighbourhood. Inside is a large open plan living, dining and kitchen area with tiled flooring underfoot and a soft natural light that spills in through the sliding doors at the far end, exposing the manicured courtyard with easy care barely there gardens and large outdoor entertaining areas. The kitchen offers wrap around counters with overhead storage space and room for the dishwasher to go in. there is a walkway through to bedroom two which is front facing with complex views and includes a built in robe, the master bedroom is rear facing overlooking the courtyard with robes and an ensuite bathroom as well. The main bathroom cleverly hosts the laundry amenities and has a door through to the carport making it an easy transition to the clothes line or a functional second entry point to the home. 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. Features to Love: • Garden shed for the tools and the bike – great to explore the local parklands • Single carport parking bay with additional parking in the complex or on the street • Walk to the park across the road and enjoy the walking paths • Main bedroom has robes and an ensuite bathroom • Courtyard views from the rear facing master bedroom suite • Bedroom 2 is front facing with views over the complex • Open plan living, dining and kitchen areas with tiled flooring and A/C • Linen press storage in the living areas is a great feature • Wrap around counters in the kitchen with overhead storage as well • Sliding doors from the living room through to the courtyard • Easy care gardens and large outdoor entertaining areas • Courtyard wraps around to the side of the home as well • Rent out or move in ready abode 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 Council Rates: Approx. \$1590 per annum Area Under Title: 221 square metres Zoning: LMR (Low-Medium Density Residential) Status: Vacant Possession Body Corporate: Elite Strata Management Body Corporate Levies: Approx. \$748 per quarter Settlement period: 30 Days Deposit: 10% or variation on request