

# 1/42 Mannikan Court, Bakewell, NT 0832



## Sold Unit

Monday, 14 August 2023

1/42 Mannikan Court, Bakewell, NT 0832

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 419 m2**

**Type: Unit**



Maria Kathopoulos  
0889306600

**\$345,000**

Perfect for the home maker or the investors alike, this move in or rent out ready abode is positioned in a duplex of only 2 homes in a quiet court setting with off street parking and shady street parking for guests. Inside the home is a light filled living and dining area with timber look flooring underfoot adding in those warm homely vibes. The kitchen offers wrap around counters with banks of built in storage space and overhead cupboards along with a servery window to the dining room adjacent. The master bedroom is front facing with streetscape views from the windows and a wall of built in robes for excellent storage. There is an ensuite bathroom with a shower and vanity that has storage built in. bedrooms 2 and 3 both have a robe and sun filled windows that look out over the courtyard. The bathroom has a bath / shower combo and a sep toilet and the laundry amenities are hosted externally on a small side verandah. A garden shed offers plenty of storage for the kids bikes or the garden tools and there are large easy care gardens for the kids or pets to play on. The green thumb will like this blank canvas or those who don't like to garden will revel in the fact you can mow it in about 30 mins. Easy done. The home has had some modern updates and is ready to rent out or move in making it a sound investment, great first home or a great home with room to capitalise. Across the road is the escarpment with bushwalks through to the suburban setting below. Up the road is Woollies and other retailers with a GP clinic and more, the home is only 5 minutes from the heart of the CBD with markets throughout the dry season. Around the Suburb: Ride to a local park and Gunn Lakes to watch for turtles and ducks Plenty of community spaces to explore, court location Bakewell Primary School plus day-care options Opposite from major retailers, employment options and takeaway meals 3 minutes from the Palmerston CBD, markets throughout the Dry Season Cheeky midweek meal at the Landmark Tavern, trivia nights and more About the Property: Council rates: 1,767.00 per annum approx. Area under title: 419 metres square Easement: None found Year built: 1997 Self managed duplex AAMI Building Insurance: Cost split between owners, this years half share was \$620.86 Shared water meter, usually between \$320-\$370 per quarter half share