

# 1/50 Kalymnos Road, Karama, NT 0812



## Unit For Sale

Thursday, 19 October 2023

1/50 Kalymnos Road, Karama, NT 0812

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 288 m2**

**Type: Unit**



Karen Bat

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## Contact Agent

Council Rates: Approx. \$1678 per annum  
Area Under Title: 288 square metres  
Status: Currently leased at \$470pw  
Body Corporate Levies: Approx. \$1088.00 per quarter  
Admin: \$935  
Sinking Fund: \$153  
Deposit: 10% or variation on request

Stepping into the unit, you are greeted by an open-plan living space flaunting sleek marble-effect tiles and a modern neutral palette. In the living space, you will notice an effortless flow out to the small courtyard at the back, where a covered verandah offers alfresco entertaining looking out over the inground spa and grassy yard, framed by tropical landscaping. Fully fenced, this space feels peaceful and perfectly private, while remaining wonderfully easy to care for. Aside from split-system AC throughout the interior, the package is completed by a laundry, garden shed and a single lockup garage.

Currently tenanted two-bedroom unit situated in end position within small complex of six. Neat and tidy throughout, complemented by neutral décor and attractive flooring. Central open-plan living offers flexi layout options for living and dining. Smart kitchen features gas cooking, modern appliances and ample storage. Two generous bedrooms both feature carpet, built-in robe and AC. Fully tiled bathroom offers framed glass corner shower and stylish vanity. Sliding glass doors lead to covered verandah and inground spa. Grassy courtyard framed by lush tropical landscaping, fenced for privacy. Enclosed laundry accessed via verandah; split-system AC in every room. Single lockup garage with access via porch, plus garden shed at side. With Karama shopping centre steps from the front door, this lovely unit delivers modern convenience in an effortless package, shops and dining on the doorstep, and offers further convenience with its proximity to parks and schools. By car, it's just seven minutes to Casuarina Square, and just a little further to the beach, university and hospital. Currently tenanted, the unit could provide the perfect opportunity for an astute investor.