

**1/7 Battarbee Street, Araluen, NT 0870**



**Sold Unit**

Thursday, 17 August 2023

1/7 Battarbee Street, Araluen, NT 0870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 146 m2**

**Type: Unit**



Gail Tuxworth  
0889526333

**\$297,000**

A solid brick, two-bedroom unit in a small complex off Tmara Mara Circuit. With space and style, it is sure to attract either a first home buyer or an astute investor. It is surrounded by quality homes and sought after units and opposite is a large children's playground. Low maintenance, quality ceramic tiling spans the entire unit making it not only attractive to look at but easy to clean. Complimentary earth-toned decor and quality window fixtures add to the fresh appeal. The appealing open plan design makes living easy. The spacious kitchen has overhead cupboards to the ceiling and a large breakfast bar for casual dining and entertaining. The designated dining area is adjacent. Both bedrooms are a generous size and offer built-in robes and vertical blinds. The bathroom has both a shower and a bath, just in case! The toilet is separate. Split system air conditioning features in all rooms, ensuring quality climate control all year round. The tidy backyard is perfect should you choose to add some shade, pave it or add to the garden. The choice is yours. There is easy access from the carport, perfect for bringing in the shopping and there is gate access from the carport to the back yard. A terrific two-bedroom unit in a top location. - Low maintenance two-bedroom unit in top location - Spacious open plan living, designated dining area - Both bedrooms with built-in robes and vertical blinds - Large bathroom with both shower and a bath, toilet separate - Easy access to the carport, gate access to the rear back garden - Split system air conditioning throughout. Council Rates: \$1,949.05 p.a. Body Corporate Fee: \$1,055 p.q. (Admin \$876, Sinking \$179)