

# 1/9 Bunda Court, Farrar, NT 0830



## Unit For Sale

Friday, 3 May 2024

1/9 Bunda Court, Farrar, NT 0830

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 325 m2**

**Type: Unit**



Fiona Rayner

## Offers over \$400,000

Welcome to your tropical retreat! Escape to the tranquility of this enchanting 3 bedroom, 2 bathroom unit nestled within a quaint triplex, boasting cottage-like appeal. Nestled in a serene corner, this charming unit offers the perfect fusion of comfort and tranquility. With three bedrooms, two bathrooms, and a double carport, it boasts ample space for your family's needs. Step inside and be greeted by a seamless flow of fully tiled floors, enhancing the cottage-style oasis ambiance. The open-plan kitchen and living area seamlessly extend to the rear paved alfresco enclave, cocooned by lush foliage that beckons relaxation and rejuvenation. The inclusion of stainless-steel fans, split system air conditioning, tiled flooring, ambient downlighting and security screens throughout the home adds a touch of modernity and functionality. Featuring the added bonus of solar electricity panels - Step into a home where sustainability meets savings. With solar panels already installed, you'll enjoy not only reduced energy bills but also the satisfaction of doing your part for the environment. This property is currently under lease until February 2025, offering a secure rental income stream for the duration of the lease term.

**Key Features:**

- Tiled Floors Throughout:** Enjoy easy maintenance and cool elegance with tiled floors flowing seamlessly throughout the unit.
- Fully Air Conditioned:** Stay comfortable year-round with the convenience of full air conditioning, ensuring a cozy atmosphere in every season.
- Spacious Living:** Embrace the spaciousness of three bedrooms and two bathrooms, providing ample room for relaxation and privacy.
- Laundry:** External undercover Laundry
- Double Carport:** Park with ease in your very own double carport, offering shelter and convenience.
- Lovely Gardens:** Immerse yourself in the beauty of nature on the rear paved patio area with landscaped gardens filled with vibrant plants and foliage.
- Roof Mounted Solar Panels:** 6 kw solar panels to a 5kw inverter

**Leased:** lease expires February 2025, currently at \$375 per week, rental increase to \$400.00 per week to be implemented August 2024. - Potential long term tenancy

**Location:** Situated opposite a large family friendly park & greenspace, the property offers a tranquil and picturesque backdrop that enhances the sense of peace and serenity. Moments from shopping centres and public transport, the unit is within easy reach of Palmerston Regional Hospital and Sanctuary Lakes Park, and is just approximately five minutes by car from Palmerston CBD.

**Other important information:**

- Council Rates:** \$1,853 per annum (approx.)
- Area Under Title:** 325 square metres
- Electrical supply easement to Power & Water Corporation**
- Zoning:** LMR (Low-Medium Density Residential)
- Status:** Leased until February 2025
- Rent Amount:** \$375 per week
- Body Corporate:** self managed - all costs divided between the units
- Body Corporate Expenses:** \$1000.00 per quarter (approximately)

Contact Fiona Rayner now on 0402 538 518 or via email at [admin@raynersouth.com.au](mailto:admin@raynersouth.com.au) to arrange your exclusive viewing.