

**1 Dunbar Street, Gray, NT 0830**



**Sold House**

Wednesday, 25 October 2023

1 Dunbar Street, Gray, NT 0830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

**\$325,000**

Whether you're looking for a renovation project or a lucrative investment opportunity, this home offers all that and more. Located opposite Dunbar Park with a playground for the little ones and just a few metres from the bus stop, this perfectly positioned property in family friendly Gray is the chance you've been waiting for. With enticing remodelling options inside and so many options for outdoor entertaining, this home has the potential to become something really special. So don't hesitate, this is a must to inspect. Situated on a fully fenced 765m<sup>2</sup> corner block, you'll discover four entertaining areas here, including one with a refreshing inground spa and another with a built-in bbq and outdoor kitchen facilities. Inside, the existing layout has three large built-in bedrooms, all with individual split-system air-conditioning for year round comfort. A handy second toilet features in the bathroom and the laundry has external access. A large living area provides ample room for the family to spread out and the kitchen/dining space has sliding door access to a large verandah at the rear of the property. You'll love the location here with shopping centres and local primary schools within easy walking distance. Gorgeous Sanctuary Lakes Park is nearby for a relaxing lakeside stroll, the centre of Palmerston close by to catch a movie or enjoy delicious dining options, and your city commute is a 20 minute drive to Darwin's CBD. Year Built: 1984 Council Rates: \$2000 a year Area Under Title: 765m<sup>2</sup> Rental Estimate: \$450 - \$460 pw Vendor's Conveyancer: Naomi Wilson Conveyancing Preferred Settlement Period: 45 Days Preferred Deposit: 10% Easements as per title: Sewerage Easement to Power and Water Corp Zoning: Low Density Residential Status: Vacant - 3 bed 1 bath home on 765m<sup>2</sup> corner block - Ripe for renovation/remodelling - 4 outdoor living areas for entertaining - Inground spa & outdoor kitchen/built-in BBQ - Features : security screens, air-con, 2nd toilet - Walk to bus, schools, shopping - 20 minute commute to Darwin CBD Call to inspect with The JH Team today!