

**116 Trower Road, Jingili, NT 0810**

**CENTRAL**

**Sold House**

Saturday, 12 August 2023

116 Trower Road, Jingili, NT 0810

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$520,000**

Whether you are an investor or first home buyer, don't miss the opportunity to snap up this great parcel of Darwin real estate. Rental estimate \$750 per week providing over 7% ROI. Fully renovated, turn-key property in central location. Building and pest reports will be made available to all buyers. Text 116TRO to 0488 840 057 for more property information. Located in the premier suburban setting of Jingili, moments from the picturesque Jingili Water Gardens and approx. a 5 minute bike ride from the cool blue waters and crashing coastline, this property boasts an incredible location with almost everything at your finger tips. With a well established mandarin tree in your yard bearing loads of fruit each season to pack in the kids lunches. The home is a turn-key property where you won't have to lift a finger. Freshly painted throughout, four new A/C's, two modern renovated bathrooms plus a brand new, never cooked in kitchen awaits the savvy buyer. Let's check it out. The home is at street level securely behind a 5 metre-wide electric gate, with tropical gardens surrounds and fruiting trees plus a garden shed, storage shed and vast grassy areas for the kids or pets to play. The home has a side carport parking and additional guest parking spaces. Inside is light, bright and breezy with a large living room and separate dining adjacent to the gorgeous kitchen with SS appliances and wrap around counters plus overhead storage and BRAND NEW EVERYTHING. Four bedrooms offer tiled flooring and brand-new A/C's while the master includes a modern ensuite bathroom. The main bathroom has a floating vanity and black tapware with the laundry amenities adjacent offering linen storage and access to the side of the home. Auto reticulated gardens mean you can enjoy the space without the effort of upkeep. Unpack your boxes and host an epic house warming – OR – rent this property for great returns, the CDU and RDH are both nearby making this a sound investment choice. Positioned nearby to the Jingili Water Gardens where you can host a BBQ or party for the kids or just take the dog for a relaxed evening walk. The home is only moments from the Casuarina Senior Campus, Casuarina Shopping Centre, Rapid Creek Markets, along with the Nightcliff coastline and more.

- Turn key move in or rent out ready abode in great suburban setting
- Moments from the foreshore and community events
- Gated entry at street level with carport and additional parking space
- Formal tropical gardens around the home
- Wide open grassy areas for the kids and pets to play
- Garden shed and a storage unit for the bikes or tools
- Freshly painted and modernised throughout
- Large light filled living room with tiled flooring and A/C
- Dining room adjacent to the kitchen for easy everyday flow
- Kitchen has wrap around counters and great storage
- Never been cooked in kitchen – it's gorgeous and shiny and new
- Master bedroom with newly renovated ensuite bathroom
- Main bathroom is also immaculately modern with floating vanity and black tapware
- Internal laundry room with linen press and access to the side of the home
- Three additional bedrooms all with A/C and tiled flooring with large windows
- Fruiting gardens with a well established and healthy mandarin tree
- No upkeep – move in ready abode

Around the Suburb:

- Ride to a local parks with play areas for the kids
- Nearby to major retailers including Woolworth's, Subway and more
- Nearby up the road are the Rapid Creek Markets with fresh produce
- Ride your bike through to the Nightcliff foreshore and Jetty
- 5 minutes from Casuarina, the Home Marker Village and the CBD
- Walk or ride to the Jingili Water Gardens

Council Rates: Approx. \$1665 per annum  
Area Under Title: 868 sqm  
Zoning: LR (Low Density Residential)  
Status: Vacant Possession  
Rental Estimate: \$750 per week  
Vendors Conveyancer: Lawlab  
Settlement period: 30 Days  
Deposit: 10% or variation on request  
Easements as per title: Sewerage Easement to Power and Water Authority