

# 13/9 Pollux Court, Woodroffe, NT 0830



## Unit For Sale

Tuesday, 5 December 2023

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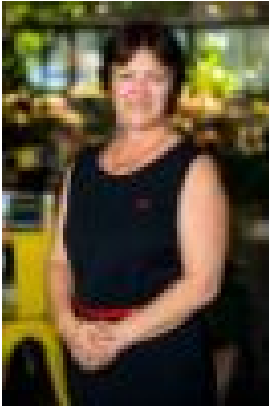
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 176 m2

Type: Unit



Rayna Kirikino  
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0417198527

**\$295,000**

Tucked away at the rear of a peaceful tropical complex with easy single-level living and a generous courtyard, this leafy low-rise complex is set steps to Woodroffe Primary School, Sirius Park, and Palmerston Cricket Club. It's also just five minutes to all major amenities including two shopping centres in Palmerston CBD. Currently tenanted at \$430 per week until August 2024, this is the perfect investment opportunity. Body Corporate is managed by Whittles. Admin Fund contributions are \$808 p/q approx. and Sinking Fund \$100 p/q approx. Enter via the covered front porch and into the generous living room at front that features split-system air conditioning, ceiling fans and low-maintenance floor tiles. Continue through to the separate tiled dining area with a good-sized central kitchen that features a large corner breakfast bar, overhead cabinetry and electric cooking. The master and second bedrooms – both with built-in robes and air conditioning – join the main bathroom off the dining area at the rear. The main bathroom is well presented in modern white and features a bath, shower, internal laundry facilities and a separate toilet. There is also rear access to the verandah and generous wrap-around courtyard. The integrated carport at front provides parking for one car. Located just a short walk to schools and parklands, and only minutes to the community swimming pool and tennis courts, Marlow Lagoon dog park and BMX along with the Friday night markets and so much more.