

**15/42 Calytrix Road, Karama, NT 0812**

**Raine&Horne.**

**Sold Apartment**

Friday, 1 September 2023

15/42 Calytrix Road, Karama, NT 0812

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 95 m2**

**Type: Apartment**



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**\$220,000**

Presenting an ideal opportunity for first-time buyers or savvy investors, this 2-bedroom, 1-bathroom unit combines practicality with an excellent location, making it a wise investment. Current tenant can remain and offers an 8% plus gross yield for the astute investor or you may just want to move in and pay less than you currently do on rent! Inside, the unit boasts heightened ceilings that enhance the feeling of space. The open kitchen, complete with a breakfast bench, is perfect for both casual dining and entertaining guests. The bathroom features a generous bathtub for ultimate relaxation. Both bedrooms are equipped with built-in robes, ensuring ample storage space. Split system air conditioners guarantee year-round comfort. A screened patio further expands the living area, providing a place to savor fresh air. The unit is nestled within a secure gated community, offering both safety and serenity. As an added bonus, residents have access to a spacious pool and BBQ area, enhancing the community's appeal. Whether you're embarking on your property ownership journey or seeking a sound investment opportunity, this unit presents a practical and appealing choice.

Investors, seize the chance to capitalize on this promising unit's potential! Property Highlights: • High Ceiling design • Large open kitchen with breakfast bench • Bathroom with full-size bathtub • Built-in Robes in bedrooms • Split system air conditioners throughout • Screen Patio • Gated Community • Large communal swimming pool and BBQ area Key Details: • Council Rates: \$1700 per year Approx. • Area Under Title: 95 square meters • Rental Income: \$350pw. • Body Corporate Levies: \$1281p/q (approx. incl. sinking fund) • Settlement period: 30 days or negotiable • Deposit: 10% or variation on request