

# 16/26 Emery Avenue, Woodroffe, NT 0830



## Unit For Sale

Saturday, 2 September 2023

16/26 Emery Avenue, Woodroffe, NT 0830

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 139 m2**

**Type: Unit**



Kylie Lynch  
0889312005

**\$235,000**

This two-bedroom townhouse has all the right touches to make it the perfect investment opportunity for your future. Secured within a gated complex with off-street parking for one and well-maintained communal tropical gardens and greens. This apartment has a sweeping open plan living and dining area on the ground floor with louvered and sliding windows to let in the natural light of day and the cool nightly breezes. The kitchen offers overhead storage along with corner display shelving for all your little plants and knick-knacks. The laundry room features a door through to the grassed courtyard, a bank of louvered windows, heaps of cupboard and storage space, and a second toilet. Out the back is a cozy private courtyard entertaining area with sheltered and open-air space, as well as some lawn, to enjoy at the end of a busy day. Upstairs the home has two large bedrooms each with tiled flooring and air-conditioning. The master has sliding door access through to a private balcony and the second bedroom has large windows for those beautiful treetop views. The bathroom is designed with functionality in mind, with a full-length bath/shower combo. Feature points: \* Trendy two-bedroom townhouse home \* 2 bedrooms upstairs each with a built-in-robe and tiled flooring \* Master bedroom has sliding door access through to the balcony for a nice space to sit outdoors \* Bathroom includes a full-length bath/shower combo \* Ground-level open plan living area with rustic exposed brick feature walls \* Kitchen has wrap-around counters with plenty of prep areas and storage space included \* Internal laundry room hosts linen press and a second toilet, with access through to the verandah \* Private verandah entertaining area and grassed courtyard \* Front porch to the home offers a sheltered entryway \* Secure complex with gated entry and off street parking under shade sails Around the Suburb: \* Walk to the nearby Primary Schools and daycares \* Across the road from the Palmerston Senior Campus \* Tennis courts, gym, and swimming pool area are all a short bike ride away \* 2 minutes from Palmerston CBD with local shops, dry-season markets, major outlets, bus routes and more \* Rates at \$1850pa approx \* Body Corporate Rates at \$1200pq approx Contact Kylie Lynch today on 0418 828 440 to arrange your viewing.