

16/69 Boulter Road, Berrimah, NT 0828

CENTRAL

Unit For Sale

Thursday, 21 March 2024

16/69 Boulter Road, Berrimah, NT 0828

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 230 m2

Type: Unit



Ella Carling
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Simon Watts
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Openn Negotiation

To place a bid/offer text 69BOU to 0488 810 057 Positioned within a villa setting that has secure electronic gated entry and a central playground area with grassy spaces for the kids to explore – this is a self-sufficient community that is only moments from all your major amenities and lifestyle needs. With carport parking at the front for at least 2 with side gated entry to the backyard where there is an easy care garden design and a small verandah that is sheltered and private. Inside the home two front facing bedrooms each with a built-in robe, tiled flooring and split system air conditioning. Central to the home is an expansive open plan living, dining and kitchen area all airconditioned with tiled flooring. The kitchen offers a stone topped island bench along with plenty of built in storage space and prep areas to work from. From the living room there are sliding doors through to the verandah for an effortless flow between the indoors and out. The master bedroom resides at the rear of the home with a garden view from the twin banks of louvered windows plus this room is enhanced with an ensuite bathroom as well as a bank of built in robes. The main bathroom also cleverly hosts the laundry amenities in a space saving design that will appeal plus there is a hallway linen press as well. Vacant and move in or rent out ready, this trendy abode will appeal to the masses. Modern in design and well presented for sale, snap this up today. If location is everything then this home has it all – Northlakes Shopping Centre for all your local needs, a short drive to Casuarina Square, Leanyer Water Park, Royal Darwin Hospital or Charles Darwin University. As for schooling options, walk the little or big kids to Marrara Christian or public schooling options in the neighbouring suburb. Council Rates: Approx. \$1400 per annum Area Under Title: 230 square metres Zoning: LMR (Low-Medium Density Residential) Status: Vacant Possession Rental Estimate: \$530- \$550 per week Body Corporate: North Management Body Corporate Levies: Approx. \$1107 per quarter Vendors Conveyancer: Jarrett Lawrie Conveyancing Settlement period: 40 days or variation on request Deposit: 10% or variation on request OPENN NEGOTIATION: is the new transparent method of sale allowing buyers to bid with approved terms and conditions. For more information on how Openn Negotiation works see: www.openn.com.au To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and the property could sell at anytime.