

**2/1 Laurencia Street, Bellamack, NT 0832**

**SMART.**

**Apartment For Sale**

Monday, 20 May 2024

2/1 Laurencia Street, Bellamack, NT 0832

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 94 m2**

**Type: Apartment**



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**\$449,000**

Please copy and paste the following link for reports: <https://rb.gy/c1y0tg> Contemporary 3-bedroom, 1-bathroom unfurnished standalone home perched in Bellamack. Nestled within the tranquil avenues of Palmerston's freshest neighbourhood's, and conveniently close to local sports and entertainment amenities, this residence invites you to embrace the essence of the area. Spend evenings relishing the surroundings or unwinding on the balcony, gazing upon the canopy of trees. Equipped with solar power panels, the property boasts an open-plan layout upstairs, featuring elevated ceilings for optimal ventilation. Air-conditioned throughout, the living, dining, and kitchen areas seamlessly integrate, complemented by sleek floating floorboards. The kitchen showcases a generous island bench, dishwasher, and ample cabinetry. Three spacious bedrooms, each with built-in wardrobes suitable for queen-sized beds, offer comfortable accommodation. A substantial secure shed/storeroom beneath the house caters to tradespeople or hobbyists. Covered parking accommodates three vehicles, while the fully fenced premises, complete with an automatic gate, ensure privacy. Embrace the expansive yard, offering ample space for outdoor activities.

**Property Highlights:**

- Sunlit and airy family home nestled in a serene suburban enclave
- Equipped with solar panels and electronic gate entry for convenience and efficiency
- Front-facing balcony on the upper level offers picturesque views of the streetscape below
- Under-house parking space for at least three vehicles ensures ample room for your transport needs
- Extensive outdoor entertaining areas and spacious yards provide opportunities for relaxation and recreation
- Wide grassy expanses with screening plants offer a perfect playground for children
- Abundant storage space beneath the home, ideal for tools, toys, or even a boat
- Sheltered balcony upstairs invites peaceful moments overlooking the neighbourhood
- Open-plan living, dining, and kitchen areas form the heart of the home, fostering connectivity and comfort
- Kitchen features a dishwasher, overhead storage, and a convenient island bench
- Three bedrooms, each boasting built-in robes and large windows framing scenic treetop vistas
- Bright and airy bathroom with shower, vanity, and storage
- Raked ceilings enhance the sense of space and natural light throughout the home

**Key Neighbourhood Features:**

- Forrest Parade School (400m)
- Fresh Point Cafe (450m)
- Woodroffe Primary School (1.5km)
- Palmerston Senior College (1.7km)
- Woolworths Bakewell (2.3km)

**Additional Information as follows:**

- Council Rates: Approx \$1,853 per annum
- Year Built: 2014
- Planning Scheme Zone: Low-Medium Density Residential
- Area under Title: 416sqm
- Status: Tenanted until July 2024
- Rental Estimate: \$600-\$650 per week
- Settlement Period: 45 days
- Easements as Per Title: Nil