

2/23 Bowman Close, Araluen, NT 0870



Sold Duplex/Semi-detached

Tuesday, 3 October 2023

2/23 Bowman Close, Araluen, NT 0870

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 405 m2

Type:
Duplex/Semi-detached



Lindsay Carey
0439034711

\$350,000

Welcome to 2/23 Bowman Close - a fantastic duplex that offers more than just a beautiful home. Nestled in a quiet location, this property holds numerous benefits that make it a must-see for prospective purchasers. One of the standouts features of this duplex is its location. Situated on a block with only two dwellings, you can bid farewell to body corporate managers. By sharing insurance and water costs with your neighbour, you'll reap long-term savings. Alternatively, if you're looking for a solid investment, the option to purchase both duplexes are at your fingertips. (Unit 1 is leased at \$510 p/w until 20/06/2024 Grossing in the vicinity of a 7% return) As you step inside the front door, you'll be greeted by a spacious open plan living area. The generously sized kitchen boasts a gas cooktop, ample bench space, and plenty of cupboards for storage. Adjacent to the living area, an alluring entertaining space awaits. Low maintenance and perfect for outdoor enjoyment, this area ensures you can create cherished memories in the privacy of your own backyard. The sizable 405m² block is a bonus. Inside the property, you'll discover two well-appointed bedrooms. The main bedroom features a ceiling fan, walk-in robe, and direct access to a convenient two-way bathroom. The second bedroom, also carpeted and complete with built-in robes, offers ample space for relaxation. Stay comfortable no matter the season with the inclusion of split system air conditioning, ensuring year-round climate control. Additional highlights of this property include Crimsafe or security screens for peace of mind, a single carport, and extra off-street parking options for convenience. A garden shed and an abundance of yard space complete the picture, offering endless possibilities for outdoor activities. In summary, this duplex is currently vacant and is ready for a new owner or is an ideal investment opportunity. Don't miss out on the chance to make one or both of these appealing properties yours. Call Lindsay to find out more