

**2/252 Trower Road, Wagaman, NT 0810**

**CENTRAL**

**Unit For Sale**

Monday, 14 August 2023

2/252 Trower Road, Wagaman, NT 0810

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michael Van De Graaf  
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## Offers over \$250,000

Text '252T' to 0488 810 057 for all property information. Investment opportunity or live in, situated opposite Casuarina Shopping Centre Conveniently located near public transport, NT University, Darwin Hospital, Marrara sporting complex and Darwin Airport. This spacious ground floor unit is in a small complex of only 6 units. Open plan kitchen/dining and living area, fully tiled with ceiling fans and air-conditioners throughout. Both bedrooms have built in robes. • Returning \$330pw (Over 6% yield) • Adjacent to Casuarina Shopping Centre • 2 Bedroom Ground Floor Unit • New Modern Kitchen • Fully Airconditioned Throughout • Tiled Throughout • Updated Bathroom • Build in Robes • Security Screens • Off Street Parking • Pets Permitted on Approval Set and forget with a long term tenant in place that's doesn't want to leave. New lease pending for 12 Months. Council Rates: Approx. \$1600 per annum Body Corporate Levies: Approx \$972 + \$384 per quarter Area Under Title: 68 sqm Year Built: 1974 Zoning: MR (Medium Density) Status: Tenanted until 30th June 2022 Rental Estimate: Approx. \$330 per week Body Corporate: Whittles Body Corporate Vendors Conveyancer: Aquarius Conveyancing Settlement period: 45 Days Deposit: 10% or variation on request Easements as per title: None Found