

**2/3 Philip Street, Fannie Bay, NT 0820**



**House For Sale**

Wednesday, 12 June 2024

2/3 Philip Street, Fannie Bay, NT 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 272 m2**

**Type: House**



Jeremy O'Donoghue  
0407080067

## AUCTION ON SITE 29/06/2024 @ 11AM

AUCTION ON SITE: 29/06/2024 @ 11AM Located in the highly sought-after area of Fannie Bay, and just a short stroll to the magnificent East Point Beach Reserve and Lake Alexander. This beautiful townhouse is one of four townhouses in its complex and boasts huge spaces with plenty of room for entertaining. Features include: \* 3 spacious bedrooms, ensuite and built-in-robe to main with balcony access \* Generously sized study or 4th bedroom \* 2 bathrooms & a powder room \* Spacious open plan living that opens onto an outdoor entertainment area and pool \* Modern gourmet kitchen with Miele appliances, dishwasher and stone benchtops \* Stackable sliding glass doors open to private undercover entertainment area \* Fully air-conditioned for year-round comfort \* 22 Solar panels for energy savings. \* Beautiful salt water in-ground pool with glass fencing \* Double lockup garage with automatic roller door \* Pet Friendly on application to body corporate \* Small complex of 4 townhouses Year Built: 2012 Council Rates: Approx. \$1700 per annum Area Under Title: 272 sqm Body Corporate: Whittle Body Corporate Body Corporate Levies: Approx. \$1150 per quarter Vendors Conveyancer: TBA Contact Jeremy O'Donoghue on 0407 080 067 today to arrange an inspection, you do not want to miss this opportunity!