

**2/44 Nation Crescent, Coconut Grove, NT 0810**



**Sold Unit**

Friday, 18 August 2023

2/44 Nation Crescent, Coconut Grove, NT 0810

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**

**\$380,000**

Nestled in a well sought-after location is this charming and spacious two-bedroom ground level unit that features secure front and rear private courtyards and is absolutely perfect for first home buyers wanting to enter the market, singles or downsizers or as a no fuss rental for the savvy investor. Practical and functional in design with an upgraded kitchen, this well maintained solid ground level duplex unit has undercover verandahs to the front and rear with side gate access, no body corporate fees and best of all- is pet friendly! What we love about this home:

- Upgraded u-shape kitchen with generous sized counter tops, breakfast bar, gas cook top, double sink and overhead storage
- Two large air-conditioned bedrooms with full sized built-in robes with dresser
- The bathroom is practical and functional complete with a shower and vanity which provides all the essential amenities
- Cool ceramic tiling throughout, split system air conditioning and security screens
- External laundry nook located on the back verandah which also houses the HWS
- Private and secure front and rear courtyards, lush green lawns with established plants and rock garden with side gate access, both feature undercover verandahs and shade cloth screens to the rear for extra privacy and to block out the afternoon sun
- Extended paved driveway in the front courtyard provides secure parking for up to 2 cars
- Pet friendly and no body corporate fees

This duplex unit is well positioned, minutes to the Nightcliff Shopping Centre, local cafes, local markets and central to other major and local amenities including public transport and a 10-minute drive to the CBD. Whether you are looking for your first home or investment property, this presents a great opportunity to secure a well sort after duplex and body corporate free home. The current owner has placed the property on the FASTRAK sale process and is willing to look at all offers as there is no set price. "Make a Start with Team Derek Hart".