

2/63 Noltenius Circuit, Gray, NT 0830

CENTRAL

Sold Apartment

Monday, 14 August 2023

2/63 Noltenius Circuit, Gray, NT 0830

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Apartment



Darren Hunt
0417980567



Ryan Rowsell
0889433000

\$270,000

Text 63NOL to 0472 880 252 for more property information Why? Affordable. Entry point into the housing market. Buy instead of rent. INVESTORS and HOME MAKERS alike will find this appealing – an affordable townhouse. Positioned within a small complex of homes with dual carport parking and security screened access to the courtyard – this home has significant potential. At the front of the property is an in-ground spa with a screen of easy-care tropical gardens and a shade sail overhead. There is a small porch and spa side entertaining areas to enjoy before you even step foot into the home. Inside, on the ground level is an open plan living and dining area with tiled flooring and a bright disposition with plenty of sun light flooding through the large windows. There is split A/C to keep you cool thorough the year. The kitchen offers wrap around counters with breakfast bar seating and plenty of prep areas to work from. From the kitchen there is access to the laundry amenities with a second W/C which is great for guest use. Outside is a small courtyard with a clothes line and garden shed plus a veggie patch as well. Upstairs there are two traditional bedrooms each with a built-in robe and warm timber look flooring underfoot plus a fresh coat of paint and large windows that provide natural light. There is an optional 3rd bedroom, media room, home office or storage space if you like – this versatile room could be almost anything. The bathroom has a bath tub / shower combo and a vanity with built in storage space. Walk to nearby parklands with play areas for the kids, ride your bike with the kids to public and private school options or pop up to the Palmerston shops. Spend your free time at the Palmerston Water Park or Skate Park or take a stroll along the lakes looking for turtles and fish – Palmerston is a thriving suburban setting for the family with loads of activities throughout the year in the quarter, Friday night markets and more. Current owner has decided to sell via the easiest method in today's market, and that's simply come and have a chat to me, Darren@central... It'll just make sense. Brochure Points:

- Townhouse calling out to the home makers and investors alike
- Bright and breezy downstairs living areas
- Upstairs are two bedrooms with built in robes
- Optional 3rd bedroom / home office / study space
- Bathroom has a bath tub / shower combo and vanity with storage space
- Backyard has veggie patch and clothes line plus a garden shed
- Internal laundry room with W/C and access to the back yard
- Kitchen has wrap around counters and plenty of prep space
- Front courtyard hosts an in ground spa with shade sail
- Twin carport parking at the front of the home
- Small complex with quality amenities Around the Suburb:
- Walk to community parklands and play areas for the kids
- Ride your bike with the kids to public and private school options
- Pop up to the Palmerston shops for meals, shopping and news agency
- Spend your free time at the Palmerston Water Park or Skate Park
- Take a stroll along the Durack Lakes or Golf Course
- Entertainment throughout the year at the Palmerston Quarter
- Rosebery has a footy oval and plenty of community events as well

Council Rates: \$1,853 per annum (approx.) Date Built: 1995 Area Under Title: 160 square metres Zoning Information: LMR (Low-Medium Density Residential) Status: Vacant possession Body Corporate: Castle Real Estate Body Corporate Levies: \$1,175 per quarter Swimming Pool: Compliant to Community Safety Standard on Unit 2 Easements as per title: None found