

**2/68 Ryland Road, Millner, NT 0810**

**CENTRAL**

**Sold Unit**

Monday, 14 August 2023

2/68 Ryland Road, Millner, NT 0810

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

**\$345,500**

Nestled next to the popular Rapid Creek Sunday Market and a short distance to the Jingili Water Gardens, your cozy home awaits you. Surrounded by lush foliage that cools your home, you are conveniently located ten minutes from major shopping hubs and amenities, and walking distance from the foreshore and its breath-taking sunsets. This vibrant townhouse has living spaces positioned on the ground level with neat open plan living space to warm your guests. The dining and kitchen flow through to the private entertaining space or evening retreat with a brand-new built back patio. An internal laundry room and separate second toilet is neatly tucked to the side - a beautifully planned home. An enormous master bedroom and generously sized second bedroom inhabit the second floor, with a spacious and naturally lit bathroom for you and your family or guests to enjoy. The second bedroom has been a very successful AirBnB for the owners, attracting \$80 per night and 5 star reviews. Features to love: • Open plan lounge-dining area leads onto front and rear patio courtyards • Renovated kitchen with induction stove top and soft-touch drawers • Upstairs bedrooms and bathroom boast high-pitched ceilings • Spacious master bedroom easily accommodates king bed • New split-system air-conditioning throughout • Large louvred windows with excellent natural ventilation and garden outlook • Second separate laundry/toilet downstairs • Open wardrobes to both bedrooms and well ventilated linen shelving • Automated irrigation systems front and back • Automated misting system on back patio for added cooling • NBN connected • Pet friendly, subject to body corporate approval Council Rates: Approx. \$1,600 per annum Zoning: MR (Medium Density) Status: Vacant Possession Body Corporate: Ace Body Corporate Body Corporate Levies: Approx. \$1,115 Per Quarter Rental Appraisal: \$460-\$500 pw Vendors Conveyancer: Ward Keller Building Report: Available on request Settlement period: 45 Days Deposit: 10% or variation on request Easements as per title: None Found