

**2/80 Old McMillans Road, Coconut Grove, NT 0810**



**Sold Townhouse**

Friday, 18 August 2023

2/80 Old McMillans Road, Coconut Grove, NT 0810

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 192 m2**

**Type: Townhouse**



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**\$392,500**

This elevated residence has liveability at the forefront of its design and current styling. With impressive renovations throughout, the design simply oozes comfortable and convenient living & caters seamlessly to the demands of first-time home buyers, those seeking to downsize, and savvy investors alike, presenting an ideal opportunity for all. As you step inside you are greeted by a welcoming lounge area, which leads to an inviting dining and kitchen space. The kitchen is the perfect spot to "kick-off", being the center piece for entertainment. Flexibility ensues, with options to entertain outside in a private courtyard which backs on to an expansive park area, & also features a sizable garden shed for all your outdoor equipment. Entertaining inside is also an option, with a second toilet downstairs for added convenience, along with a cool modern designer vibe. Journey up the stairs to discover a haven, with two spacious bedrooms both bathed in natural light, which enhances the airy ambiance. Each bedroom has access to a balcony, perfect for reading, tea, or both, not to mention there's also another balcony to the rear! A well-appointed bathroom services the second floor, cleverly combined with internal laundry. This outstanding property will not disappoint the astute purchaser seeking a maintenance-free lifestyle matched with the convenience of the central location and modern layout. Available as vacant possession or lease out readily, as this style of home is in high demand and always keenly sought by quality tenants in this location. For more information or to arrange an inspection, please contact Matt on 0417 866 821 or Demi on 0448 951 305. Area Under Title: 192 sq/m Year Built: 1984 approx. Rental Estimate in the Current Market: \$500 per week Council Rates: \$1,680 p.a. (approx.) Body Corporate: \$1,780 p.q (approx.) Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.