

# 23 Staghorn Crt, Moulden, NT 0830



## House For Sale

Tuesday, 27 February 2024

23 Staghorn Crt, Moulden, NT 0830

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 891 m2

Type: House



George Pikos

**\$380,000**

Welcome to 23 Staghorn Court, Moulden – where value meets opportunity! This property is not just a house; it's a lucrative investment waiting to flourish. Key Features: \* Prime Location: Nestled in a serene court, enjoy peace and privacy with no through traffic. \* High Rental Return: Currently fetching \$470 per week, with contented tenants eager to stay. \* Convenient Amenities: Close proximity to schools, local shops, and the newly opened aquatic center. \* Spacious Land: Sprawl out on the generous 891m<sup>2</sup> block, complete with a convenient garden shed. \* Comfortable Living: Offering 3 bedrooms, 1 bathroom, and expansive verandahs at the front and rear, providing ample space for relaxation. \* Secure Environment: Fully fenced for added safety and peace of mind. Whether you're an astute investor or conscientious home seeker, this property presents an unmissable opportunity as a fantastic investment that already has tenants who want to stay or if you're looking for a home when the tenants vacate. Don't let this chance slip away – seize it now and reap the rewards for years to come! What we love about this property... \* Offering an abundance of space this light, bright and breezy free-flowing floor plan encompasses 3 good sized bedrooms with plenty of room for play, sleep and storage. \* Each of the bedrooms have tiled flooring, A/C's, built in robes and large sliding windows looking out over the front and rear yards. \* The master bedroom offers direct access to the front verandah and serves as your personal quiet space or additional relaxation zone. \* Compact kitchen with ample storage options and a fantastic breakfast bar that serves as the ideal good morning area for the whole family. \* Fully tiled flooring and big windows with security screens means you can keep the windows open, but there is also full air-conditioning for those tropical days. \* Spacious centrally positioned bathroom makes for easy access for all including your guests and includes the laundry. \* Private full length rear verandah overlooks the playground sized rear yard that comes with your own garden shed. \* The yard is a blank canvas so leave it as the kids play area or get the gloves on and transform the gardens into the pride of the neighbourhood. \* Well located within easy reach of schools, the Palmerston business district and the local shopping centre. Whether you're a conscientious first home buyer or astute investor, this wonderful home offers all the space you (or your tenants) will need without the constant ongoing maintenance or high body corporate fees. Fast Facts \* Lot: 2387 Town of Palmerston \* Land size: 891m<sup>2</sup> (approx.) \* Year built: Circa 1985 \* Easement: Yes - Sewerage - rear boundary \* Rates: \$1,700 per year (approx) \* Current Rental: \$470pw \* Lease Expiry: 15/03/24 Explore 23 Staghorn Crt today by calling or texting George Pikos to arrange a private inspection: 04 3800 4800