

**26 Bell Crescent, Bellamack, NT 0832**



**Sold House**

Monday, 14 August 2023

26 Bell Crescent, Bellamack, NT 0832

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 815 m2**

**Type: House**



Simon Connelly  
0889428942

**\$580,000**

For those astute investors looking for a secure Investment opportunity, with a handsome guaranteed return, need to look no further. The Property Located in a quiet street of Bellamack a popular suburb of Palmerston, this home is very spacious inside and out, offering 4 bedrooms, 2 bathrooms, a beautiful fully fenced back yard for the kids to play, and plenty of space for a swimming pool in the future. Internally the property is tiled and airconditioned throughout, offers high ceilings, spacious living areas, with large lounge room area, all bedrooms include built-in cupboard's, the master bedroom includes an ensuite and walk in wardrobe and the main bathroom includes a bathtub. The L-shaped kitchen has ample storage with dishwasher, and a good-sized internal laundry. The backyard offers an extra large undercover entertaining area, beautiful fully fenced backyard which is fully irrigated, good-sized garden shed and has double gates for side access to the back yard of the property. The Return Leased at \$700 per week, until December 2023, providing an estimated Gross ROI of 6% Highlighted Features: \* Estimated 6% Gross ROI \* 815m2 Block \* 4 Bedroom x 2 Bathroom x 2 Car \* Close to school's shops and essential services \* Tiled & airconditioned throughout \* Spacious living areas with high ceilings \* L-shaped kitchen with dishwasher \* Large outdoor undercover entertaining area \* Spacious master bedroom has an ensuite and walk-in wardrobe \* Main bathroom has a bathtub & separate toilet \* Good sized internal laundry \* Fully fenced & fully irrigated grassed back yard \* Double gates opening into the backyard \* Garden shed \* Plenty of room for a swimming pool in the future Other important information Area under Title: 815 sqm Year Built: 2011 Council Rates: \$471.85 (approx.) p.q. Status: Currently Leased Until 20/12/2023 at \$700 per week Easements as per Title: None Found Preferred Settlement Period: 45 Days or variation on request Preferred Deposit: 10% or variation on request For all enquiries please contact Simon Connelly on 0411 210 744 or [simon@ofndarwin.com.au](mailto:simon@ofndarwin.com.au).