

# 3/12 Stuart Highway, Braitling, NT 0870



## Unit For Sale

Tuesday, 6 February 2024

3/12 Stuart Highway, Braitling, NT 0870

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 270 m2

Type: Unit



Lindsay Carey

0439034711

**\$399,000**

Uncover a gem in this tastefully designed three-bedroom, two-bathroom, free-standing unit that is not to be bypassed. Located in a well-maintained complex, this modern unit boasts a double carport at the front. Equipped with ducted reverse cycle air-conditioning, it ensures a relaxing atmosphere in all seasons. The spacious, tiled living area warmly welcomes you, made homier by the reverse cycle air conditioning and a ceiling fan. For the aspiring cook, the well-appointed kitchen is certain to be a favourite spot, boasting a gas cooktop, breakfast bar, and a functional layout. Each bedroom, sufficiently sized and equipped with built-in robes and reverse cycle air conditioning, offers a haven for relaxation. The master suite is, indeed, a retreat featuring a walk-in robe and dual vanity area that seamlessly leads to a neat ensuite with a shower. Centrally situated is the main bathroom, offering a bathtub and a shower, along with a separate toilet for convenience. Complementing the interiors are high ceilings enhancing the sense of space, and imparting an airy ambience throughout. At the back, a small and private courtyard doubles as an intimate entertaining area - an ideal place for enjoying quiet and blissful moments or hosting gatherings. Security is prioritized with full Crim-Safe and window shutters, ensuring peace of mind for residents. Designed for a lock-up-and-leave lifestyle, this fantastic unit provides very low-maintenance living for the new owners, making every moment within this dwelling a truly enjoyable experience. This property, ticking all the boxes of an ideal family home or a savvy investment, is too good to pass up! Explore the wonders it offers today. • Council Rates: \$1,949.05 p/a • Body Corp Fees: \$1,088.00 p/qtr (\$128 Sinking + \$960 Admin) • Zoning: LMR (Low-Medium Residential) • Rent: \$600.00 p/wk Lease Expires 12/04/2024 • Year Built: 2006 Call Lindsay 0439 034 711 to arrange an inspection today before it's too late.