

# 3/14 Forrest Parade, Bakewell, NT 0832



## Unit For Sale

Monday, 30 October 2023

3/14 Forrest Parade, Bakewell, NT 0832

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 81 m2**

**Type: Unit**



Nick Mousellis

## Offers Over \$170,000 by midday 20/11/23

FOR ALL PROPERTY INFORMATION, please copy and paste the code below to your preferred web browser. <https://vltre.co/hqGzFS> Key Details: Body Corporate: Whittles Body Corporate Rates: \$882 Per Quarter (Approximately) Council Rates: \$1,853 Per Annum (Approximately) Easements: None Found Land Area: 160m<sup>2</sup> Property Status: Leased @ \$420 Per Week. Lease Expiry 20/06/2024 . NB. Property is sold with lease in place. Sellers Conveyancing Agent: Aquarius Conveyancing Solar Panels: No Spa: Yes Unit Area: 81m<sup>2</sup> Year Built: 1985 Zoning: MR (Medium Density) Pets: Allowed Total No. of Units in Complex: 11 Perfect for the investor seeking a property with a great rental yield and low vacancy rate, this property comes with a tenant in place or offers the home maker a property with move in ready vibes when the lease is up. This tidy two bedroom apartment is nestled in a small complex of homes with a single carport parking bay at the front and guest off street parking out the front. Locally there is a community parkland and play areas for the kids plus the school is literally across the street with sporting ovals and after school care options as well. The location really couldn't be better. Inside the home are two front facing bedrooms each with carpeted flooring underfoot and A/C along with large windows to let in the light and gentle breezes. Each bedroom has a built in robe. The bathroom includes a bathtub/shower combo with a vanity that has storage built in. The laundry room adjacent offers a large linen press and space for the washer and dryer. Open plan living, dining and kitchen areas reside at the rear of the home overlooking the courtyard with tropical gardens and an in ground spa securely fenced in to keep the little people safe. With the greenery framed in the windows, these living spaces are quiet and tranquil - the perfect space to relax. The kitchen offers wrap around cabinetry with hard wearing laminate counters along with overhead storage space. Outside there is gated entry to the walkway behind the home with access then to the rest of the suburban setting with parklands to explore. The courtyard has easy care gardens and paved entertaining areas. Walk to the Bakewell Primary School and the Gunn Lakes, walk over to the Bakewell dog park and let the furry family members go from a play date with the neighbours doggies. Up the road is Woollies and other retailers with a GP clinic and more, the home is only 5 minutes from the heart of Palmerston CBD with markets throughout the dry season. Reasons to Buy: • Two bedroom ground level home in quiet complex setting • Gated entry at street level at the rear of the home to the courtyard • Single carport parking bay at the front with guest parking • Kitchen has wrap around counters and overhead storage space • Front facing master bedroom suite with built in robes and A/C • Second bedroom also has built in robes and is front facing with sheltered windows • Bathroom has a bath tub and shower combo with vanity that has storage built in • Laundry room has linen press storage space and room for the washer dryer • Open plan living and dining areas with tiled flooring underfoot • Private courtyard setting with sheltered verandah and paved entertaining areas • In ground spa with tropical gardens surrounds Around the Suburb: • Ride to a local park with and Gunn Lakes to watch for turtles and ducks • Plenty of community spaces to explore, court location • Bakewell Primary School plus day-care options • Opposite from major retailers, employment options and takeaway meals • 3 minutes from the Palmerston CBD, markets throughout the Dry Season • Cheeky midweek meal at the Landmark Tavern, trivia nights and more