

3/2 Aneura Place, Sadadeen, NT 0870



Sold Unit

Tuesday, 5 December 2023

3/2 Aneura Place, Sadadeen, NT 0870

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 116 m2

Type: Unit



Dominic Miller
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Contact agent

Get a foothold in the market with this attractively-priced townhouse in Sadadeen. Located close to the University, this townhouse would suit investors or first-home buyers looking for a budget entry into the market. - Well priced- Two-level townhouse in Sadadeen- Immediately livable with scope to renovate- 2 beds with BIR + 1 bath + laundry room with WC- Carpeted open-plan living, dining, & kitchen area- Split system air conditioning in living & bedrooms- Jarrah floors in bedroom, open-tread timber staircase- Fenced front and rear courtyards- Walk to Uni, schools, parks, IGA, and Club Eastside- Potential rental income of approx. \$300 per week- Great investment opportunity or entry-level home

This solidly constructed, two-level townhouse comprises an open-plan living, dining, and kitchen area, and upstairs, two bedrooms with built-in robes and a bathroom with a shower over the bath. Completing the layout is a laundry room and a second toilet off the patio downstairs. The home is immediately livable with scope to update and add value. Features include attractive Jarrah floors in the bedrooms, carpeting in the living area, a hardwood open-tread staircase, air conditioning in the living and both bedrooms, gas cooking, and security screen doors. The yard is fully fenced with high privacy fencing, and established trees offering a leafy outlook and plenty of shade. There is scope to create an entertaining area and a garden – with a little vision, this could become an outdoor oasis. A fenced front courtyard provides a second outdoor living space. Situated in a complex of only six units, this townhouse is a convenient stroll to the University and public transport and is close to a selection of schools, parks, the IGA, and eateries, including Club Eastside. Whether you are an owner-occupier looking for a well-priced home or an investor looking for good returns (potential rental income of approximately \$300 per week), you will want to add this to your must-see list. Call Dom today for inspection times. Council Rates: \$1,816.68 p.a. Body Corporate Fee: \$1,057.00 p.q. (Admin \$908, Sinking \$149)