

**3/7 Brewery Place, Woolner, NT 0820**



**Unit For Sale**

Thursday, 25 January 2024

3/7 Brewery Place, Woolner, NT 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 156 m2**

**Type: Unit**



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**\$440,000**

Step into luxury living with this impeccably maintained ground floor apartment designed to captivate from the outset. Offering three spacious bedrooms, a prime location, and lovely tree top views, this property is a magnet for both investors with tenants in place until JULY 2024 @ \$590 per week and owner-occupiers. The expansive open-plan living and dining area is tiled for a sophisticated touch and air-conditioned to ensure maximum comfort. Large sliding glass doors lead from the living area to the adjacent entertainer's balcony, where tree top views unfold before your eyes. The central galley-style kitchen is a culinary haven, equipped with ample storage and a breakfast island overlooking the living area and balcony views. The three well-proportioned bedrooms, two featuring built-in wardrobes, and the master boasting an ensuite with a glass-screen shower, offer both comfort and style. The main bathroom features a sizable glass-screen shower, complemented by a European-style laundry conveniently located in the nearby hall. Additional highlights include newly refurbished bedrooms, featuring pristine new floors and a fresh coat of paint applied approximately six months ago. Step into a space that seamlessly combines modern updates with timeless charm. A ground-level external lockable storage room adds to the practicality of this residence along with the two allocated car parks. Situated in a convenient locale with shops, restaurants, and the popular Parap Markets just a short drive away, this apartment presents an outstanding opportunity. With its unbeatable combination of location, quality, and price, seize the chance to call this exceptional property with breathtaking views your new home. Year Built: 2003 Area Under title: 156 square metres Leased until July 2024 @ \$570 per week Body Corporate Levies: \$1489 per quarter (Whittles) Council Rates: \$1678.21 per annum