

36 Noltenius Circuit, Gray, NT 0830

CENTRAL

Sold House

Monday, 14 August 2023

36 Noltenius Circuit, Gray, NT 0830

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 813 m2

Type: House



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\$350,000

Nestled within the serene and family-friendly neighbourhood of Gray, this three-bedroom residence offers a seamless blend of comfort and convenience. Currently tenanted until 12 June 2024, this property presents an excellent investment opportunity, generating a rental income of \$490 per week. With a purchase price of \$399,000, the potential return on investment is 5.37%, factoring in council rates and agent letting fees.

Property Features:

- Privately positioned ground-level home, meticulously presented throughout.
- Enjoy the flexibility of a flowing open-plan living space.
- Well-appointed kitchen featuring modern stainless-steel appliances.
- Three bedrooms, each with plush carpet; two bedrooms offer built-in robes.
- Neat bathroom with a separate WC for added convenience.
- Internal laundry with a practical linen press in the hallway.
- Fully air-conditioned for year-round comfort.
- Embrace outdoor living with a covered veranda at the front and an open patio at the back.
- Ample parking space with a huge carport accommodating four vehicles or providing additional entertaining space.
- Fully fenced and low-maintenance landscaped yard with a garden shed.

This property is ideally situated between Gray Primary School and Bakewell Primary School, ensuring educational convenience for families. Within a two-minute drive, you'll find Gray Supermarket, while Bakewell Shopping Centre is just three minutes away. For more extensive shopping needs, Oasis Shopping Village and Palmerston CBD are a mere four minutes away. The neighbourhood exudes a friendly and community-driven atmosphere, with the picturesque Sanctuary Lakes Park and the entertaining Palmerston Water Park just a short drive away.

Investment Overview: Estimated Rental Income: \$490 per week. Estimated Net Annual Income: Percentage of Return on Investment

Additional Information: The estimated ROI for this property purchase is approximately 5.37%. Please note that this calculation does not consider other expenses like maintenance costs, insurance, or potential changes in property value over time. It's essential to consider all factors when evaluating the return on investment for a property. For further details or to schedule a viewing, please don't hesitate to contact us.

Council Rates: Approx. \$1737 per annum
Area Under Title: 813 sqm
Zoning: LR (Low Density Residential)
Pool Status: Pool Certified to Non-standard Safety Provision (MAS-NSSP)
Status: Vacant Possession
Settlement period: 45 Days
Deposit: 10% or variation on request
Easements as per title: None Found