

37 Grice Crescent, Coolalinga, NT 0839



Residential Land For Sale

Saturday, 12 August 2023

37 Grice Crescent, Coolalinga, NT 0839

Type: Residential Land



Simon Connelly
0889428942

\$359,000

Purchase now to profit from future growth in one of Darwin's fastest growing locations and gateway to the forever growing rural area. Located in Coolalinga, which is only 27 minutes' drive from the Darwin CBD and situated within the Litchfield shire of the Northern Territory, 37 Grice Crescent Coolalinga is a good-sized flat level block of 801m², positioned in one of the fastest growing regions of outer Darwin. Coolalinga is the gateway to the rapidly growing rural area of a Darwin. Now anchored by Coolalinga Central which is a new shopping destination, with a variety of stores and services that include a new Kmart, new Coles & Liquorland, Chemist Warehouse, and specialty stores boasting a range of Fresh Food, Fashion, Healthcare & Beauty, Restaurants & Cafes. Combined with the external stores and services such as MyCar Tyre & Auto service, Financial Services, Large Fully Equipped 24/7 Gymnasium, TackleWorld, Laundromat Service, Real-estate services, Shell Express service station, McDonald's, Hungry Jacks, KFC, Subway, and the very popular Coolalinga Tavern and much more. Coolalinga has quickly become an outer suburb of Darwin, that is forever growing south and only 7 minutes' drive from the popular residential Estate of Zucolli to the north. Location, Land Size, and potential future growth are the focal points of this block of land. Combined with a mix of Essential Services, Food & Entertainment all just 350 metres walking distance, makes this block of land a must see for anyone considering building their new home or to purchase Land now to benefit from future growth in the region.

Location Points of Interest

- 350 "Metres" to Coles, Kmart, Shopping Centre, Food, Essential Services & Entertainment
- 7 minutes (6.3km) from Zucolli Residential Estate
- 9 minutes (9.3km) from Palmerston Regional Hospital
- 11 minutes (10km) from Palmerston CBD
- 13 minutes (11km) from Charles Darwin University Palmerston Campus
- 25 Minutes (26km) from Casuarina Square
- 27 minutes (29km) from Darwin CBD
- 28 minutes (27km) from Darwin International Airport

Other important information

Area Under Title: 801 square metres
Council Rates: \$1,367.84 p.a (approx.)
Planning Scheme Zone: LR (Low Density Residential)
Easements as per Title: None Found
Preferred Settlement Period: 45 Days or variation on request
Preferred Deposit: 10% or variation on request

For all enquiries, please phone Simon Connelly on 0411 210 744 or email simon@ofndarwin.com.au