

4/47 Boulter Road, Berrimah, NT 0828



Unit For Sale

Saturday, 27 April 2024

4/47 Boulter Road, Berrimah, NT 0828

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 250 m2

Type: Unit



Danny BuddDoyle
0474892175



Kamal Gill
0428599967

Openn Negotiation

This sale is being facilitated by transparent negotiation. The property can sell to any qualified buyer at any time. Please contact Danny immediately to avoid missing out. Please copy and paste the following link for reports:

<https://rb.gy/mq75pe> Step into the comfort of modern living with this exquisite 3-bedroom, 2-bathroom unit located at 4-47 Boulter Road, Berrimah. This ground-level home boasts a spacious open-plan design, seamlessly blending the living, dining, and kitchen areas into a cohesive and inviting space. The kitchen, equipped with modern features and an island bench, offers ample storage and a stylish setting for culinary creativity. The living area, large and well-lit, provides the perfect backdrop for both relaxation and entertaining guests. The property's bedrooms are designed with comfort and convenience in mind, featuring sliding mirrored wardrobes and split system air conditioners to ensure a restful environment in any weather. The master suite is a highlight, complete with an ensuite bathroom and sliding door access to the outdoor patio, offering a private escape where one can enjoy quiet mornings or serene evenings. Located in a vibrant community, this home is not just about the elegance and comfort within but also about the lifestyle it offers through its proximity to local amenities. Whether it's the educational opportunities at nearby schools like Marrara Christian College and Milkwood Steiner School, or the convenience of shopping at Woolworths Karama, everything you need is just a short drive away. For leisure, the Leanyer Water Park provides a fun destination for family outings, enhancing the appeal of this charming Berrimah home. Embrace a life of convenience and style at this premier location.

Property Highlights:

- Beautiful 3-bedroom, 2-bathroom ground level unit
- Main bedroom with ensuite and sliding door access to patio
- Sliding mirrored wardrobes throughout
- Tiled and air-conditioned with split systems throughout
- Large open plan living area
- Island bench kitchen with modern features and ample storage space
- Dual Bay carports

Around the Suburbs:

- Milkwood Steiner School (0.6 km)
- Marrara Christian College (1.2 km)
- Woolworths Karama (2.1 km)
- Karama Primary School (3.4 km)
- Leanyer Water Park (4.8 km)

Additional Information as follows:

- Council Rates: Approx \$1,400 per annum
- Year Built: 2015
- Planning Scheme Zone: Low-Medium Density Residential
- Area under Title: 250sqm
- Status: Vacant Possession
- Rental Estimate: \$680 - \$750 per week
- Body Corporate fees: Approx \$1,014.88 per quarter
- Settlement Period: 45 days
- Easements as Per Title: Nil

For more information on how Openn Negotiation works see: www.openn.com.au To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and the property could sell at anytime.