

**4 Pickford Street, Jingili, NT 0810**

**CENTRAL**

**Sold House**

Monday, 14 August 2023

4 Pickford Street, Jingili, NT 0810

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$570,000**

Located in a beautiful pocket of highly popular Jingili is this this dual occupancy investment property offering an excellent opportunity to secure a best of both worlds investment, offering both a healthy yield with \$700 a week income and exceptional capital growth prospects into the future with 939m<sup>2</sup> in a blue chip location. The main residence is a three-bedroom, one bathroom home leased at \$450 a week to a long term tenant and the secondary residence is a one-bedroom granny flat leased at \$250 a week. Both leases are in place to November 2023 and each residence has it's own separate power meter. The property also features generous front and backyards, and is conveniently set close to schools, parks and shops. Both dwellings are rock solid with low-maintenance features throughout. Main home features generous open-plan living with an adjoining kitchen. Three large bedrooms plus main bathroom with separate toilet also to main home. Large front porch and rear verandah to main home for easy alfresco living. Self-contained one-bedroom granny flat with living/dining area and kitchen. Separate bedroom with built-in robe plus bathroom to granny flat. Low-maintenance floor tiles and air conditioning to both dwellings. Internal laundry facilities off rear verandah add convenience. Huge backyard with large manicured lawn provides ample outdoor space. Single carport plus plentiful off-street parking on long driveway. Separately metered with each tenant receiving their own bills. Jingili is widely regarded as one of the most popular Northern suburbs. This property offers enormous potential to add significant value with an easy modern upgrade, or simply keep the well-presented property as is and keep collecting the dual rent returns. Both dwellings are set well back from the street with a large front yard and long driveway that connects into the single carport. Enter the main home via the large covered front porch and into the open-plan living/dining area that is well presented in contemporary neutral tones. The adjoining kitchen is spotless with plentiful bench and cupboard space, an electric cooktop and built-in stainless steel oven. A hallway off the main living/dining area connects to the main bathroom with separate toilet, and all three good-sized bedrooms. The master bedroom features a built-in robe and overlooks the large paved terrace in the huge backyard with manicured lawn. Entry to the self-contained granny flat is via the single carport and into an open-plan living/dining area with an adjoining corner kitchen. The living/dining area opens onto a covered patio, and the granny flat also features a bathroom with corner shower and a separate bedroom with a built-in robe. Both dwellings are air conditioned and tiled throughout for easy, low-maintenance living, and shared laundry facilities are located off the paved terrace in the backyard. A simple, safe and secure low risk investment. Lease details \$700 a week with both leases expiring Nov 2023. Projected Investor Yield Numbers - At \$600k 6.07% gross yield. Council Rates: \$1,850 per annum (approx.). Year Built: 1992. Area Under Title: 939 square meters. Zoning: LR (Low Density Residential)