

# 44/16 McGuire Circuit, Moulden, NT 0830



## Sold Unit

Tuesday, 21 November 2023

44/16 McGuire Circuit, Moulden, NT 0830

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Jacob Reynolds



Aja Coles

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**\$199,000**

Looking for a change of pace? This two-bedroom villa in the popular Moulden Gardens complex is a marvellous opportunity for both first home buyers and retirees looking for a low maintenance way of life. And with just a handful of rentals currently available in this area savvy investors are sure to reap immediate rewards. So, whatever you're seeking this property offers exceptional value in the current market and is sure to impress. Fresh and airy interiors are just waiting for your personal touches. The modern kitchen with handy breakfast bar complements a light and bright open plan living area, and the large covered patio is sure to be a favourite spot to relax and unwind or entertain family and friends. Two generously proportioned bedrooms each have built-in robes, and the main bedroom has the convenience of ensuite access to the bathroom. A double carport and guest carpark also feature and security screens throughout offer peace of mind. Positioned in a quiet part of the complex, it's an easy stroll to the pool and gym for a workout or refreshing dip. Walk to local bus routes and schools and it's a short drive to cafes and shopping. Major retail centres, cinemas and restaurants are available in the centre of Palmerston a short drive away and your city commute to Darwin's CBD is less than 25 minutes via Tiger Brennan Drive. Area Under Title: 218m<sup>2</sup> Easements as per title: None Zoning: Medium Density Residential Council Rates: \$1227 per year Body Corporate company: Castle Real Estate Body Corporate Levies: Approx \$1200 quarterly The Sinking fund: \$81,260.14 Administration fund: \$142,287.89 Pet friendly: Yes Vendor's Conveyancer: Tschirpig Conveyancing Preferred Settlement Period: 45 Days Preferred Deposit: 10% Rental Estimate: \$390-\$410 per week Status: Tenanted - lease exp 29/9/23 - 2 bed 1 bath villa in pet friendly complex - Modern kitchen & large living area - Main bedroom with ensuite access to bathroom - Carport & additional parking space - Walk to pool & gym, local bus routes - Short drive to cinemas, major retail centres - 25 min commute to the city Call to inspect with The JH Team today!