

# 5/86 Flametree Circuit, Rosebery, NT 0832



## Unit For Sale

Wednesday, 24 April 2024

5/86 Flametree Circuit, Rosebery, NT 0832

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 246 m2**

**Type: Unit**



Travis Uzkuraitis  
0413155568

**\$390,000**

Immerse yourself in this contemporary ground-level unit nestled in a quiet circuit of Rosebery. Experience simplicity blended with practicality with three expansive bedrooms featuring mirrored built-in wardrobes and television wall mounts, a great sized kitchen boasting ample storage and modern fixtures. The luxurious master suite comes complete with an ensuite and built-in wardrobes. Whether for families or professionals, the tiled flooring and split system air conditioning ensure year-round comfort, creating a peaceful haven for effortless home living. Stroll outside into the meticulously landscaped gardens and expansive patio area, perfect for entertaining guests or unwinding in a deckchair on the lawn. Embrace the opportunity to reside in a property that seamlessly integrates modern convenience with tropical surroundings, all within the peaceful community of Rosebery. This is the lifestyle you have been looking for, inviting you to embrace the opportunity. This home boasts all the main features including:

- Split system air-conditioning
- Tiled living and dining areas
- Brand new carpet in the bedroom
- Cool downlights and ceiling fans throughout
- Skylights in the bathrooms
- Built-in robes in the bedrooms
- Ensuite to the master bedroom
- Private back-yard and gardens
- Security screens for added peace of mind
- Large internal laundry with an external access door
- Two-car undercover carports

A short wonder to primary and high schools, bus stops, parks and playgrounds for the juniors. You'll also enjoy proximity to the local Woolworths at the shopping centre with retail shops and a variety of dining and take away food options and other amenities less than 1 km away. For your opportunity to secure this amazing ground level unit with front door under cover parking please contact Travis Uzkuraitis 0413 155 568 today.

**Other Important Information**  
Area Under Title: 246sqm  
Year built: 1999  
Council Rates: \$1,853.00 (approx.) p.a.  
Body Corporate Manager: Whittles\*  
Admin Fee: \$TBC (approx.) p.q.\*  
Sinking Fund: \$TBC (approx.) p.q.  
Easements as per Title: None Found  
Status: Vacant Possession  
Rental Estimate: \$480 per week  
Preferred Deposit: 10% or variation upon request  
Preferred Settlement: 30 Days or variation upon request