

**55/17 May Street, Ludmilla, NT 0820**

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**Unit For Sale**

Friday, 25 August 2023

55/17 May Street, Ludmilla, NT 0820

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 165 m2**

**Type: Unit**



For Sale By Owner NT  
0488847018

**\$325,000 - \$340,000**

The Phone Code for this property is: 52291. Please quote this number when phoning or texting. Welcome to Calma Gardens, a laid-back living environment in a quiet, leafy location. On the Parap boundary doorstep and only a 10-minute commute to Darwin CBD or Airport. This ground-level low-maintenance unit is at the end of a cul-de-sac with a wide streetscape. The villa will appeal to any first-home buyer, downsizers, young family, investor or retiree. Features: 3 Bedrooms with BIR's & split system A/C. - Separate toilet and bathroom with senior-friendly fittings. - Easy to maintain Double brick and colorbond roof. - The kitchen blends seamlessly into the combined dining open-plan living area. - Recently installed split-system air-conditioners, ceiling fans, Day/Night roller blinds, Rangehood and Stylish lighting upgrade - NBN - Front carport and verandah - Paved rear courtyard with garden shed. - Canvas awnings to bedroom external windows. - Maintained communal pool, gardens, BBQ area and playground. - Rental guide \$500-\$550 PW Council Rates: Approx. \$1700 per annum Pets Approved upon application. Vacant possession. Phone Code for this property is 52291. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.