

**56 (192)/6 Stephens Road, Mount Johns, NT 0874**



**Sold Unit**

Monday, 14 August 2023

56 (192)/6 Stephens Road, Mount Johns, NT 0874

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 51 m2**

**Type: Unit**

**\$207,500**

This bright ground-level studio apartment boasts excellent positioning in the complex, with the outdoor space looking out to the base of the Ranges. The combined tiled living/dining space has a large window from which you can take in the iconic view, allowing natural light to fill the studio. The modern kitchenette has electric cooking and additional overhead cabinetry, so you aren't limited for storage. The bedroom is toward the back and offers a lush carpet and a large floor-to-ceiling wardrobe with mirrored doors. A bathroom services the studio with a near-new shower, vanity and toilet, and an external shared laundry is available within the complex for residents. In addition to being fully furnished, the property has a gas hot water system and split system air-conditioning for year-round comfort. The complex boasts a sparkling inground pool, basketball court, barbeque & outdoor leisure spaces and established lawns & gardens. This property delivers to the new owner an excellent investment in a tastefully refurbished complex within walking distance of the Casino and dining options, including the very popular Hanumans at Doubletree. Currently leased at \$370 p/w (\$19,240 p/a) Leased until 6/6/2023 (Fully Furnished) Body Corporate: 1,028 p/q (Admin \$894 + Sinking Fund \$134) Rates: \$1,573 p/a Estimated Gross Return: Over 9% Estimated Net Return: Over 6.5% This property will only be inspected by appointment, so call Lindsay to make an inspection time before it gets snapped up.