

6 Armidale Street, Stuart Park, NT 0820

CENTRAL

Sold House

Wednesday, 6 March 2024

6 Armidale Street, Stuart Park, NT 0820

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 697 m2

Type: House



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\$650,000

Text 6ARM 0472 880 252 for property information. Absolutely packed with potential, this impressively spacious residence features three separate dwellings primed and ready for a modern makeover. Perfect for investors or home buyers searching for a project, the property also packs a punch with its location, situated on the fringes of ever-desirable Stuart Park, moments from Fannie Bay. This triple treat offers a myriad of options to the new owner, live in one & rent the others, rent all 3 with rental income of at least \$1000 a week or enjoy the lot with your family in this blue chip location.

Key features:

- Large double-storey residence made up of three separate dwellings separately metered
- On ground level, there are two one-bedroom units with open plan living, kitchen, bathroom
- Upstairs, there is open-plan living and a separate dine-in kitchen
- Three large bedrooms also feature on the upper level
- These are serviced by a bathroom with integrated laundry
- Off-street parking is provided for all dwellings
- Each dwelling has its own private entryway totally independent of each other
- At the rear of the block is a freestanding oversized shed/workshop

Healthy rental yields for investors with three income streams • Enormous upside primed for modernisation, it makes the perfect value add project • Outstanding location moments from Parap, Fannie Bay and CBD with fantastic capital growth potential

Offering great bones in an absolutely exceptional location, this property is ready and waiting for the right buyer to really make it shine and realise its full potential

As is, the residence spans two very spacious levels, to offer two separate one-bedroom units on ground level, and a larger three-bedroom apartment on the upper level. In each of the downstairs units, there is a generously sized bedroom, a kitchen and a bathroom, accessed via a private entryway. Accessed via an external staircase, the upper level flaunts a wonderful sense of space, enhanced by high ceilings and plentiful natural light. Alongside a dine-in kitchen and separate open-plan, there are three very large bedrooms, one with a private balcony. This level is completed by a bathroom with integrated laundry. Primed for either a cosmetic update or a full reno, the residence could work well for investors who plan to rent out all three dwellings, or someone who wants to live in one dwelling, and rent out the other two. Alternatively, it could provide a superb base for larger families who need their own space. Also featured on the property is an oversized shed/workshop, and parking for all dwellings. It's also worth noting that Unit 2 is currently tenanted, Unit 1 and 3 are vacant. Set in highly sought-after Stuart Park, the property is a short walk from nearby cafes and the botanic gardens. Shops, transport and well-regarded schools are also close at hand, while Parap, Fannie Bay and Mindil Beach can be reached within moments. Don't miss out on this superb opportunity! Arrange your inspection today.

Council Rates: \$5,150 per annum (approx.)
Date Built: Pre Tracy 1974
Area Under Title: 697 square metres
Zoning Information: LMR (Low-Medium Density Residential)
Status: Vacant possession
Easements as per title: None found