

# 7/121 Flynn Circuit, Bellamack, NT 0832



## Unit For Sale

Wednesday, 14 February 2024

7/121 Flynn Circuit, Bellamack, NT 0832

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 417 m<sup>2</sup>

Type: Unit



Demi Williams  
0417866821



Matt Englund  
0404507208

**\$349,000**

Looking for a home with a backyard and pool on a budget? With the added bonus of a double carport and set on a corner block? Your search may be well & truly over. Nestled in the coveted Bellamack Gardens on a generous 417m<sup>2</sup> plot, this property is big on light and SPACE. Step inside through a grand entryway, where you'll find spacious interiors bathed in natural light. The heart of the home is the kitchen and living space, seamlessly connecting to a private outdoor retreat - perfect for entertaining friends and family. Imagine hosting BBQs by the pool, creating lasting memories in a setting designed for relaxation and enjoyment! As an added bonus, both bedrooms are strategically positioned for privacy and comfort, away from the main living space. Often sought but rarely found, this spacious property boasts pleasure in simplicity & caters for a professional couple, small family, and the astute investor looking for a reliable return. Set across from the complex parklands and just a couple minutes' drive to: - ☑ The ever-popular Fresh Point Co.

Café ☑ Woolworths ☑ Forrest Parade School ☑ Palmerston Water Park ☑ Gateway Shopping Centre Embrace the simplicity, revel in the space, and experience the lifestyle you've been searching for. The vendors have given clear instructions to sell this property. For more information or to arrange an inspection, please contact Demi on 0448 951 305. Year Built: 2011 Area Under Title: 417m<sup>2</sup> Current Lease: \$470 per week Lease Expiry: 07/05/2024 Easements: None Found Zoning: LMR (Low Medium Residential) Council Rates: Approx. \$1,850 per annum Body Corporate Management: Ace Body Corporate Body Corporate Fees: \$1,040 per quarter Pets? Upon Application to the Body Corporate Settlement Period: 30 days (discuss alternative with agent) Deposit: \$10,000 Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.