

7/51 Mannikan Court, Bakewell, NT 0832



Unit For Sale

Friday, 3 May 2024

7/51 Mannikan Court, Bakewell, NT 0832

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 136 m2

Type: Unit



Matt Englund
0404507208



Demi Williams
0417866821

\$309,000

Nestled within a quaint complex of only 8 units, this residence epitomizes the essence of 'IDEAL' in multiple facets. With very affordable Body Corporate fees, ground-level accessibility for effortless entry, and the added convenience of being mere moments away from Woolworths, it presents an exceptional opportunity. Moreover, boasting a private backyard, all these desirable features are bundled together at an attractive and budget-friendly price point. Deceiving in size, you will be pleasantly surprised just how much can fit in this open plan living and dining space. With easy flow to the outdoor areas, along with the generously sized bedrooms being strategically positioned to afford maximum privacy, thoughtfully set apart from each other. Currently vacant and ready for you to move straight into! On the other hand, this property has an expected rental return of \$450 per week, evidently standing as an optimal choice for investment. The design exudes comfort and convenience, catering seamlessly to first-time home buyers, downsizers, and savvy investors alike, presenting an ideal opportunity for all. For more information or to arrange an inspection, please contact Demi on 0448 951 305 or Matt on 0417 866 821. Year Built: 1997 Area Under Title: 136m² Status: Vacant Possession Rental Estimate in the Current Market: \$450 per week Easements: None Found Council Rates: Approx. \$1,850 per annum Body Corporate Management: Whittles Body Corporate Fees: Approx. \$815 per quarter 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.