

70/6 Wright Crescent, Gray, NT 0830



Sold Unit

Sunday, 5 November 2023

70/6 Wright Crescent, Gray, NT 0830

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Jacob Reynolds



Aja Coles
0497513826

\$285,000

When location, low maintenance and liveability are top of your list this fantastic property will not disappoint. Offering exceptional value to first home buyers, downsizing retirees and savvy investors, this is a superb opportunity you won't want to miss. Tucked away in a quiet pocket surrounded by parklands this ground floor unit in a fabulous pet friendly complex is move-in-ready and provides the perfect combination of easy care living with the convenience of all amenities close by Step inside to discover a contemporary kitchen and a light-filled open plan living/dining area which opens wide to the outdoors. Overlooking the tree-lined green space in the centre of the complex the large courtyard is fully fenced and just the spot to relax and unwind. When you're ready for company, the patio is sure to be the venue to share delicious alfresco meals with your guests. Cleverly separated by a generous two-way bathroom for added privacy, both bedrooms on the layout feature built-in robes and individual split-system air-conditioners. The spacious master has ensuite access to the bathroom, and features a sliding door directly to the patio so you'll be able to step outside and quietly sip the first coffee of your day. You'll love the location here, with parkland all around and so much within walking distance. Head out for your morning walk or cycle then wander to a local café to meet a friend for lunch. Gorgeous Sanctuary Lakes Park is nearby for a relaxing lakeside stroll, the centre of Palmerston close by to catch a movie or enjoy delicious dining options, and your city commute is a 20 minute drive to Darwin's CBD. Year Built: 2009 Council Rates: \$1527 per year Area Under Title: 181m² Rental Estimate: \$410-\$430 per week Body Corporate: Mark Bernattek - Elite Strata Management Body Corporate Levies: \$1084.47 per quarter Pet friendly: yes Vendor's Conveyancer: Diane Jarrett - Jarrett Lawrie Conveyancing Preferred Settlement Period: Any period can be accommodated 30/60/90 days. Preferred Deposit: Easements as per title: NIL Zoning: Low-Medium Density Residential Status: Air BnB guests but not permanent tenants The Sinking Fund: \$159,021.71 Administration Fund: \$49,309.19 - 2 bed 1 bath unit with large secure courtyard - Open plan kitchen/living area opens wide to patio - Master with patio access & ensuite bathroom access - Feat incl: internal laundry, security screens - Pet friendly complex with communal green space - Short walk to parklands, bus & schools - 20 minute commute to Darwin CBD Call to inspect with The JH Team today!