

8/2 Hauser Court, Marrara, NT 0812



Unit For Sale

Tuesday, 19 December 2023

8/2 Hauser Court, Marrara, NT 0812

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 69 m2

Type: Unit



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\$310,000

This beautifully presented TWO bedroom ONE bathroom apartment is situated on the 10th fairway of the much sought after Marrara Golf Course; providing stunning views of the ever rolling greens which will become a part of your everyday. The first floor location provides beautiful breezes and a panoramic outlook. The convenient lifestyle with a short stroll to the North lakes Shopping Centre and also close to Darwin Airport, the Hospital and even the commute into the CBD is only a short one. Brimming with renovation potential (or perfectly liveable as it is!) coupled with an ease of flow throughout the home which the layout provides, whilst maximizing the view from inside. The kitchen has a practical design with lots of storage options and bench space. Generous master suite and good-sized second bedroom both opens onto the private front balcony. The master bedroom features wall-to-wall built-in storage, with a built-in robe also to the second bedroom. There is undercover parking for one vehicle, additional off-street parking for a second car, and an external storeroom for added convenience. Well presented and cared for complex in gold side suburb. Currently leased at \$400 per week until June 2023. Extra Details: Area under title: 69 square metres. Year built: 1987. Body corporate: Ace Body Corporate. Body corporate fee: \$1910 approx per quarter (\$703 contribution goes to the sinking fund for scheduled works). Sinking fund balance \$150,000 and additional \$35,000 in admin fund. NOTE: The complex has larger bills presently due to scheduled works such as roof replacement in MAY 2023. This may be reduced after this time frame. Council rates \$1570. Current lease until 28th June 2023 @ \$400 p/w.