

8/38 Calytrix Road, Karama, NT 0812



Unit For Sale

Tuesday, 26 March 2024

8/38 Calytrix Road, Karama, NT 0812

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 137 m2

Type: Unit



Korgan Hucent
0889867131



Tiffany Carr
0889867131

\$230,000

Situated within a quiet, well-maintained complex, this two-bedroom unit delivers effortless, low maintenance living at an affordable price point, ideally suited to couples, small families, downsizers and investors. • Ground-level unit positioned well back from road within boutique complex • Practical, blank canvas interior enhances effortless everyday living • Central open-plan living connects to private outdoor spaces front and rear • Tidy kitchen offers electric cooking and plentiful counter and cabinet space • Living area opens out at front to versatile screened verandah • Internal laundry leads out to covered, easy-care rear patio with garden shed • Two airy bedrooms offer generous sleep space with built-in robes • Neat bathroom with shower conveniently located between bedrooms • Split-system AC in every room ensures interior remains cool year-round • Off-street parking for one car plus access to sparkling inground pool

Ready to move in or rent out, this neatly presented two-bedroom unit creates the ideal opportunity for homebuyers and investors looking to buy in a quiet, established complex close to local conveniences. Wonderfully low maintenance, the interior reveals a practical, well-planned layout as you step inside, where neutral tones and tiled floors deliver blank canvas looks perfectly suited to the rental market or buyers keen to put their mark on things. Bright open-plan living centres the layout, overlooked by a tidy kitchen featuring an electric stove, ample storage, and handy breakfast bar dining. From here, two generous bedrooms feature off to one side, both offering great storage within large built-in robes. Convenient to the bedrooms and living space, the neat bathroom features a walk-in shower, while a separate internal laundry adjoins the kitchen, to offer access to the rear patio. Perfectly private, this patio provides shaded alfresco dining space with minimum upkeep to worry about, plus a garden shed to help keep clutter to a minimum. Out front, the screened verandah offers further private alfresco space, remaining shaded, while letting cooling breezes through. Completing the package is allocated off-street parking for one vehicle, plus access to a lovely pool at the heart of the complex. Comfortable and welcoming as is, the unit could offer potential to renovate to add value should you wish. As for location, there is a bus stop right outside the complex, and it's a short walk to local public and private primary schools. By car, it's a few minutes' drive to Karama Shopping Plaza, Leanyer Recreation Park and Marrara Sporting Complex, and just five minutes to Casuarina Square's shopping hub.

Status: Vacant possession Area under Title: 137sqm approximately Year built: 1983 approximately Body Corporate: Whittles Body Corporate Management Body Corporate Levies: \$1763 per quarter approximately Darwin City Council Rates: \$1700 per annum approximately Rental estimate: \$430-450 per week approximately