

9/121 Flynn Circuit, Bellamack, NT 0832

CENTRAL

Duplex/Semi-detached For Sale

Thursday, 15 February 2024

9/121 Flynn Circuit, Bellamack, NT 0832

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Duplex/Semi-detached



Chris Clarke
0456222570

Offers Over \$370,000

To view webbook with more property information text 9FLY to 0488 810 057. THIS PROPERTY IS TENANTED UNTIL 14 NOVEMBER 2024 THROUGH REAL ESTATE CENTRAL FOR \$480 PER WEEK Located in the heart of Bellamack, 9/121 Flynn Circuit stands as a prime investment property, offering an enticing opportunity for those seeking to grow their portfolio. With 2 bedrooms, 1 bathroom, and the added convenience of 2 dedicated car spaces, this residence presents an attractive prospect for investors looking to capitalize on the burgeoning real estate market in the area. One of the standout investment benefits of this particular property is its strategic location, just moments away from shopping centers and schools. This proximity to essential amenities not only enhances the convenience for potential tenants but also adds to the property's long-term appeal, ensuring a steady stream of demand for rental accommodations in the area. This property boasts a sleek and modern build, with tiled flooring throughout, adding a touch of elegance to the living spaces. The open-plan layout creates a sense of fluidity and maximizes the use of space, while the inclusion of air conditioning in all bedrooms and main areas ensures comfort year-round, appealing to tenants seeking modern comforts. In combination with the large paved patio, this outdoor space enhances the property's investment potential, offering residents the perfect setting for relaxation, entertainment, and alfresco dining. The seamless integration of indoor and outdoor living spaces adds significant value to the property, making it more attractive to prospective tenants or future buyers. Features to Love: - Prime investment property in the heart of Bellamack- Features 2 bedrooms, 1 bathroom, and 2 dedicated car spaces- Strategic location close to shopping centers and schools- Modern build with tiled flooring throughout- Open-plan layout maximizes space utilization- Air conditioning in all bedrooms and main areas for year-round comfort- Large paved patio perfect for relaxation, entertainment, and alfresco dining- Seamless integration of indoor and outdoor living spaces enhances investment potential- Represents a compelling opportunity for investors in the thriving Northern Territory real estate market. In summary, 9/121 Flynn Circuit represents a prime investment opportunity in Bellamack, offering a combination of desirable features, convenient location, and potential for growth. With its 2 bedrooms, 1 bathroom, 2 car spaces, and large paved patio, this property is well-positioned to attract tenants or buyers seeking both comfort and convenience, making it an excellent choice for investors looking to expand their portfolio in the thriving Northern Territory real estate market. Council Rates: Approx. \$1,326 per annum Area Under Title: 417 square metres Year Built: 2011 Zoning: LMR (Low-Medium Density Residential) Status: Tenanted through REC until 14 November 2024 @ \$480 per week Body Corporate: Ace Management Body Corporate Levies: Approx. \$1,014 per quarter Vendors Conveyancer: Tschirpig Conveyancing Settlement period: 45 Days Deposit: 10% or variation on request