

9/38 George Crescent, Fannie Bay, NT 0820



Unit For Sale

Saturday, 12 August 2023

9/38 George Crescent, Fannie Bay, NT 0820

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 104 m2

Type: Unit



Simon Connelly
0889428942

\$329,000

Leased investment opportunity in highly desired location
The Property Just a short walk to Fannie Bay Esplanade, Lake Alexander, and East Point reserve. In the other direction also just a short walk from this property, you will find Fannie Bay shops, popular Cafes, and required amenities. Recently refurbished this property features 2 spacious sized Bedrooms, 1 Bathroom with laundry combined, functional kitchen and is conveniently located on the ground floor with car parking directly in front of the property. Being located on the ground floor this property also features a back patio area, which is partially undercover allowing for a BBQ and outdoor setting.
Highlighted Features Includes:
* Safe and secure investment opportunity
* Affordable Price
* Premium Highly Desired location
* End Apartment within the building
* Fully Tiled
* 2 Bedrooms x 1 Bathroom x 1 Car Park
* New Ceiling Fans
* Functional Kitchen
* Rear Patio area
* Parking Directly in front of the property
The Return Leased at \$430 per week, until September 2024, providing an estimated Gross ROI of over 6.8%.
Other important information:
Area Under Title: 104 sqm
Year built: 1982
Council Rate: \$1,600.00 (approx.) p.a.
Body Corporate: Whittles
Admin Fee: \$1,137.00 (approx.) p.q.
Sinking Fund: \$424.00 (approx.) p.q.
Status: Currently Leased at \$430 per week, expiring September 2024
Preferred Deposit: 10% or variation upon request
Preferred Settlement: 45 days or variation upon request
For all enquiries or private inspection please phone Simon Connelly on 0411 210 744 or email simon@ofndarwin.com.au