

1/9 Hogan Ct, Gray, NT, 0830

TERRITORY
REAL ESTATE

Apartment For Sale

Friday, 9 August 2024

1/9 Hogan Ct, Gray, NT, 0830

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Apartment



Stuart Rodda
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Investors Attention Please!

Stuart Rodda from Territory Real Estate is proud to present this great investment property to the Palmerston Sales Market.

With a secure tenant in place, this is a great investment opportunity for the savvy buyer! Tucked away in a quiet complex setting with only local or lost traffic passing, this property has plenty of off street parking for guest use and a designated undercover bay right at the front door for the apartment.

Positioned on the ground floor, this property has a small sheltered front patio perfect for the potted plants or to store the kids bikes and scooters. Inside is the kitchen with wrap around counters and plenty of built in storage space with hard wearing laminate counters, dishwasher and overhead cabinet as well! This is a family sized kitchen area.

Flowing seamlessly from the dining area through to the living area and to the verandah beyond, this home has a great design that is filled with natural light through the large sliding windows and doors. Outside the home has a verandah with the laundry amenities built in plus an epic backyard with established gardens and easy care yard space that overlooks the parklands beyond. The courtyard wraps around the side of the home as well offering a ton of outdoor areas to use.

The home includes 3 bedrooms each with tiled flooring and 2 with built in robes. Each room is a great size offering a versatile layout option. The bathroom has a shower and a vanity with built in storage space.

Walk to nearby parklands with play areas for the kids, ride your bike with the kids to public and private school options or pop up to the Palmerston shops. Spend your free time at the Palmerston Water Park or Skate Park or take a stroll along the lakes looking for turtles and fish Palmerston is a thriving suburban setting for the family with loads of activities throughout the year in the quarter, Friday night markets and more.

Three bedroom ground floor apartment in a quiet complex setting
Epic courtyard out the back wraps around to the side of the home
Single carport parking bay at the front with guest off street parking as well
Kitchen has wrap around counters with overhead cupboards and a dishwasher
3 bedrooms with a generous layout, all with built in robes
Bathroom has a bath / shower combo and a vanity with storage space
Verandah hosts the laundry amenities in a space saving design
Big courtyard with easy care gardens and backing onto a parkland
Light filled open plan living and dining areas
Great tenant in place loves living here, this is a solid investment choice
Walk to community parklands and play areas for the kids
Ride your bike with the kids to public and private school options
Pop up to the Palmerston shops for meals, shopping and news agency
Spend your free time at the Palmerston Water Park or Skate Park

Council Rates: \$1,948 per annum

Year Built: 1995

Planning Scheme Zone: Low Medium Density Residential

Area under Title: 248sqm

Status: Tenanted

Rental: \$450 per week

Settlement Period: 45 days

Easements as Per Title: Nil