

23C/174 Forrest Parade, Rosebery, NT 0832



Apartment For Sale

Wednesday, 15 May 2024

23C/174 Forrest Parade, Rosebery, NT 0832

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 91 m2

Type: Apartment



Adelia MuPrasad

0889110741

Offers over \$315,000

This is your opportunity to own a slice of one of Palmerston's best complexes for easy living, Sunset Dreams. This two bedroom apartment is located on the second floor of a secure, gated complex with manicured gardens, kid's playground, inground lap pool and BBQ facilities. Property is currently leased with good tenants if you're an investor looking for a great rental return (\$500 per week), or move in and enjoy your new home and lifestyle. Be quick! - lease expires 14/8/24. The apartment is spacious enough for a family with a thoughtful layout that separates the sleeping quarters from the living quarters via a hallway. Kitchen has stone bench tops and plenty of cupboard space. The open plan living/dining areas open out to a spacious balcony, extending your living space, capturing breezes and giving you a sunset display each evening. Location is excellent with a convenience store, dentist and medical centre and Early Learning Centre next door, Palmerston College Campus and Rugby League Complex across the road. It is within walking distance to Rosebery Primary School, walking tracks and parklands, a short drive to Woolworths Bakewell and an easy driving distance to Palmerston Shopping Centre and Gateway Shopping Centre. Darwin City is only 25 minutes drive. Features: Master bedroom with built in robes and ensuite bathroom Second bedroom with built in robes Kitchen with stone bench tops and plenty of cupboard space Open plan living and dining areas Private balcony to capture breezes and watch the sunsets Main bathroom with internal laundry 2 secure car spaces Storeroom Lift and stairs access Communal kid's playground, in-ground pool and BBQ areas Secure, gated living with intercom for visitors Onsite caretaker Contact Adelia on 0409 695 936 or Thrive Property NT on (08) 8911 0741 to schedule a viewing. ABOUT THE PROPERTY: Area Under Title: 140m² Floor space: 91m² Easements: None Found Year Built: 2013 Zoning: MR Medium Density Council Rates: approx. \$398 per quarter Body Corporate Manager: Elite Strata NT Body Corporate Fees: approx. \$1418.76 per quarter including admin and sinking fund Pets: Written application required to the body corporate Status: Tenanted til 14/8/24 Rental: \$500 per week Vendor's conveyancer: Ward Keller Preferred Deposit: 10% Preferred Settlement Period: 45 days Please note: Although every effort has been made to ensure that the information contained in this advertisement is true and correct at the time of advertising, Thrive Property NT does not accept any responsibility or liability for any errors, inaccuracies, inclusions, omissions, or mistakes that may be contained herein. In addition to this, photographs are indicative only. Interested parties are encouraged to make their own enquiries to clarify or confirm the information contained within this advertisement.