

32C/174 Forrest Parade, Rosebery, NT 0832



Apartment For Sale

Sunday, 23 June 2024

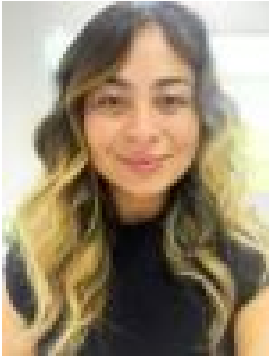
32C/174 Forrest Parade, Rosebery, NT 0832

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Stephanie Otto
0401400834

Offers over \$325,000

Ellis Parker Real Estate presents this meticulously designed residence within the sought-after Sunset Dreams complex. This property offers more than just a home-it promises a complete lifestyle experience. Perfect for first-time buyers and savvy investors alike, it blends unparalleled comfort and convenience with a vibrant community atmosphere.

- **Top-Floor Apartment:** Located within the prestigious Sunset Dreams complex
- **Stylish Interior:** Neutral tones and ample natural light enhance the seamless layout
- **Scenic Views:** Enjoy a serene atmosphere with leafy sunset views from the balcony
- **Open-Plan Living:** Combined living and dining that extends onto the balcony, perfect for outdoor entertaining
- **Modern Kitchen:** Boasts stainless-steel appliances, two-tone cabinetry and a convenient breakfast bar
- **Master Suite:** Features a built-in robe and en-suite
- **Second Bedroom:** Generously sized second bedroom with ample built-in storage
- **Main Bathroom:** Featuring a shower, toilet and integrated laundry
- **Complex Facilities:** Two secure parking spots, pool, playground, and BBQ facilities
- **Year-Round Comfort:** Split-system AC in every room
- **Additional Storage:** Appreciate the convenience of an additional storage space, ideal for neatly stowing camping gear and other belongings, ensuring your living area remains clutter-free.

Council Rates: \$1,592 pa approx. Body Corporate: \$1,491.52 inc. sinking fund \$312.62 per quarter approx. Date Built: 2013 Area Under Title: 141 square metres Zoning Information: MR (Medium Density) Status: Leased until 13/09/24 for \$500/wk Conveniently, there's a bus stop right outside the complex, making transportation a breeze. A short walk will take you to the local medical centre, childcare facilities, convenience store, and a delightful Indian restaurant. With Rosebery primary and middle schools within easy walking distance, and Palmerston's vibrant shopping, dining, and entertainment district is just a quick drive away. This is a remarkable opportunity you don't want to miss! Contact Stephanie Otto on 0401 400 834 or email stephanie@ellisparker.com.au to arrange your exclusive viewing today.