

**13 Songlark Street, Bakewell, NT, 0832**

**CENTRAL**

**House For Sale**

Saturday, 12 October 2024

13 Songlark Street, Bakewell, NT, 0832

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tom Kiem

0889433027

## Potential Plus

For more property information including lease information and reports text 13SON to 0488 810 057

The creative home maker will get excited for this versatile property – positioned high off the street with a tapering yard space, the home is shaded and cool with plenty of outdoor entertaining areas to enjoy.

Beside the home is a carport parking bay for two with gated entry to the semi enclosed verandah that wraps around 2 sides of the home overlooking gardens and lawns that will spring back in the pending wet season. Up the back of the property is a garden shed and a whole secret second garden where the kids swings or trampoline or even a swimming pool could go – the options are endless. Take out some of the plants to open up this space or leave as a hidden oasis.

Inside the home is an open plan living and dining area with a kitchen that has wrap around counters and overhead storage space as well as a dishwasher and free standing cook top and oven. Down the hallway are three bedrooms each with carpeted flooring underfoot and A/C along with sliding windows that showcase garden views. The master bedroom is rear facing with a private ensuite bathroom and a walk in robe. Each of the bathrooms includes a bath tub and a vanity with storage space.

An internal laundry room access the side verandah with a mounted clothes line and includes a linen press storage space as well.

For the investor, this property comes with a lease in place so there is a great return and a secure long standing tenant. Or for the home maker, turn this property into an oasis and create your own dream home from strong foundations. Walk to the Bakewell Primary School and the Gunn Lakes, walk over to the Bakewell dog park and let the furry family members go from a play date with the neighbours doggies. Up the road is Woollies and other retailers with a GP clinic and more, the home is only 5 minutes from the heart of the CBD with markets throughout the dry season.

More information:

Council Rates: \$1948 per annum (approx.)

Area Under Title: 838 sqm

Year Built: 1996

Zoning: LR (Low Density Residential)

Status: Tenanted for \$600 per week

Rental Estimate: \$570 - \$630 per week (approx.)

Settlement period: 45 day or variation on request

Deposit: 10% or variation on request

Easements as per title: Drainage Easement to Palmerston Town Council