

4/33 Nation Cres, Coconut Grove, NT, 0810



House For Sale

Friday, 9 August 2024

4/33 Nation Cres, Coconut Grove, NT, 0810

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House

Modern 2-Bedroom Townhouse - Freshly Painted and Priced to Sell!

Ellis Parker Real Estate presents this delightful 2-bedroom townhouse, perfectly designed for comfortable living. Nestled within a boutique complex of just six townhouses, this spacious home offers both privacy and community living. Recently refreshed with a new coat of paint, it's ready for you to move in and make it your own.

Key Features:

- 2 Spacious Bedrooms: Light-filled and inviting, with walk-in robe and balcony off the main.
- 1 Modern Bathroom: Well-appointed with a separate toilet downstairs for added convenience.
- Open-Plan Living: A seamless flow from the living to dining area, perfect for entertaining.
- Front Courtyard: Conveniently accessible from the living area.
- Well Equipped Kitchen: Featuring a cute little breakfast bar, great for cocktails and intimate gatherings.
- Freshly Painted Throughout: Enjoy the feeling of a brand-new home.
- Private Outdoor Area: Ideal for your morning coffee or weekend BBQs.
- Allocated Parking Space: Convenient parking right at your doorstep!
- Rental Estimate: \$450-\$500/wk approx.

Council Rates: \$1,648 per annum approx.

Body Corporate: \$1,155 (inc. \$124 sinking fund) per quarter approx.

Date Built: 1986

Zoning Information: LMR (Low-Medium Density Residential)

Status: Vacant Possession

Council Rates: \$1,648 per annum approx.

Body Corporate: \$1,155 (inc. \$124 sinking fund) per quarter approx.

Located just a 2-minute drive from Nightcliff Shopping Centre and walking distance to nearby cafes you'll have everything you need right at your doorstep.

This property is priced to sell and offers an exceptional opportunity for first-home buyers, downsizers, or savvy investors. Don't miss out on making this delightful townhouse your own!

Contact Stephanie Otto on 0401 400 834 or email stephanie@ellisarker.com.au to arrange your private viewing today!