

9/91 Ross Smith Avenue, Fannie Bay, NT 0820



Unit For Sale

Wednesday, 3 April 2024

9/91 Ross Smith Avenue, Fannie Bay, NT 0820

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 296 m2

Type: Unit



Andrew Harding
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Auction Guide \$380,000

AUCTION On-Site: Wednesday 24th April at 5:00PM | Unless sold prior. Property Specifics: Year Built: 1970 Council Rates: Approx. \$1,640 per year Area Under Title: 296 square metres Rental Estimate: Approx. \$700 to \$750 per week Body Corporate: Elite Strata Management Body Corporate Levies: Circa \$1,800 Pet friendly: No Vendor's Conveyancer: TBC Preferred Settlement Period: 30-45 days from the contract date Preferred Deposit: 10% Easements as per title: None found Zoning: LR (Low Density Residential) Status: Vacant possession

Introducing a perfectly positioned Fannie Bay gem offering seamless living: a semi-detached house boasting four bedrooms, two bathrooms including a unique feature - an expansive semi self contained granny flat downstairs with independent entrance.

Key Features:

- Prime location with convenient access to amenities
- Spacious semi-detached home featuring three bedrooms and two bathrooms upstairs
- Separate semi self-contained granny flat downstairs, offering versatility and income potential
- Built-in mirrored wardrobes to all upstairs bedroom
- Fans and AC throughout
- Well-appointed kitchen with modern appliances and ample storage space
- Open-plan living and dining areas flooded with natural light
- Outdoor entertainment space, perfect for gatherings and relaxation
- Close proximity to the Parap Markets, Fannie Bay Beach, and Parap Public Pool
- Secure parking facilities for added convenience and peace of mind
- Ideal for families seeking both comfort and flexibility in a sought-after suburban setting

Recently upgraded with new lights, fans and painted throughout. As you step into the entrance you will discover a harmonious blend of space and style. Flooded with natural light, the open-plan living areas seamlessly flow from the well-appointed kitchen, perfect for culinary enthusiasts, to the inviting dining space, ideal for family gatherings or entertaining guests. Upstairs, three comfortable bedrooms and a bathroom provides ample accommodation for all. Downstairs, the granny flat stands as a self-contained haven, featuring its own bedroom, bathroom, kitchenette, and living area. This versatile space offers endless possibilities, whether as a private retreat, guest quarters, or an income-generating rental unit. Located in the attractive suburb of Fannie Bay, residents enjoy easy access to a host of amenities. Nearby are the Parap Markets which offer fresh produce and gourmet delights, while Fannie Bay Beach beckons for leisurely strolls or sun-soaked days. Quality education is within reach with Parap Primary School just a short distance away, and the Parap Pool provides a refreshing escape. Complete with secure parking facilities, this property offers both convenience and peace of mind for discerning homeowners. Don't miss the opportunity to make this versatile and conveniently located residence your own. To arrange a private inspection or make an offer on this property, please contact Andrew Harding 0408 108 698 or Evie Radonich 0439 497 199 at any time.