

**3/10 Acacia Drive, Katherine East, NT, 0850**



**Townhouse For Sale**

Sunday, 25 August 2024

3/10 Acacia Drive, Katherine East, NT, 0850

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Ashleigh David

## NEAT AND TIDY BRICK BUILD WITH POTENTIAL OF A 6% YIELD

Welcome to 3/10 Acacia Drive, Katherine East, a residence that blends convenience, security, and spacious living in an ideal location just 1.8km from the CBD. This townhouse offers a lifestyle of ease with schools and shopping centres only minutes away, perfect for those seeking both proximity and tranquility.

Step into this expansive 3-bedroom, 1-bathroom townhouse that prioritizes your privacy and security. Nestled within an electric gated complex, it ensures peace of mind with added layers of protection. A private courtyard enhances the retreat-like atmosphere, perfect for relaxing or entertaining in complete comfort.

Inside, the property boasts a host of desirable features:

- A spacious kitchen, recently renovated, offers modern amenities for culinary enthusiasts.
- Air conditioning throughout ensures year-round comfort.
- Security screens provide additional safety.
- The main and second bedrooms feature built-in robes and sliding doors leading to the balcony, offering both space and outdoor access.
- The third bedroom, generous in size, offers flexibility despite lacking built-in storage.
- Tiled throughout for easy maintenance.
- The bathroom, also recently renovated, features a separate shower and bath, enhancing comfort and style.
- Conveniently, there are two toilets, one on each floor, adding practicality.
- An internal laundry and ample storage space cater to everyday needs.
- The open plan kitchen, living, and dining area creates a welcoming hub for family gatherings.

Additional amenities include access to a community pool for leisure activities, complementing the lifestyle this property affords.

Built in 1985, the townhouse spans 123m<sup>2</sup> and is currently leased for \$450 per week until July 25th, 2023. The property is accompanied by council rates of \$1700.83 per annum and body corporate fees of \$1243.00 per quarter (comprising \$1120 for admin funds and \$123 for the sinking fund).

For more information on securing this exceptional residence, contact the Residential Sales Specialists at Elders Real Estate today. Discover how 3/10 Acacia Drive can elevate your lifestyle with its blend of comfort, security, and convenience.