

**3/2 Fleming Street, The Narrows, NT, 0820**

**CENTRAL**

**Unit For Sale**

Thursday, 29 August 2024

3/2 Fleming Street, The Narrows, NT, 0820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Kylie Westbrook

## Perfect First Home or Perfect Investment

Text 2FLE to 0480 001 403 for more property information

Revealing a tidy two-bedroom layout complemented by a private courtyard, this neatly presented unit delivers low maintenance living in a quiet location, convenient to Parap and Fannie Bay.

- Ground level unit within small, secure complex
- Low maintenance design accented with neutral tones
- Open-plan living
- Smart kitchen boasts ample storage and breakfast bar
- Larger master features built-in robe
- Second robed bedroom
- Tidy bathroom offers shower-over-bath
- Tiled floors and split-system AC
- Paved courtyard provides private alfresco space
- Single carport with laundry and lockup storeroom

This two-bedroom unit is perfect for buyers seeking a low maintenance property in a convenient location.

It's a short drive to Parap's shops, dining and amenities, and a little further to Fannie Bay and its gorgeous coastline. As for Darwin's sparkling CBD, that takes just over five minutes to reach by car.

Add this excellent prospect to your shortlist and arrange your inspection today.

Council Rates: \$1,750 per annum (approx.)

Date Built: 2005

Area Under Title: 168 square metres

Zoning Information: LMR (Low-Medium Density Residential)

Status: Vacant possession

Rental Appraisal: \$450-\$480 per week (approx.)

Body Corporate: North Management

Body Corporate Levies: \$1,202 per quarter

Easements as per title: Drainage Easement to Darwin City Council