

**4/38 Kurrajong Crescent, Nightcliff, NT, 0810**



**Unit For Sale**

Saturday, 14 September 2024

4/38 Kurrajong Crescent, Nightcliff, NT, 0810

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Matt Englund  
0404507208

## **Attention Investors: An Opportunity You Won't Want to Miss!**

Located in a boutique complex of just 4 units and only a short stroll from the popular Nightcliff Foreshore walking track, this solid 2-bedroom unit is an investor's dream. Currently leased at \$430 per week, it's an excellent option for those seeking a cost-effective investment with room to add value.

With a spacious, open-plan living area that extends seamlessly to the balcony through glass sliding doors, the potential to create a modern beach-side retreat is clear. An off-street, undercover parking space for one vehicle adds convenience.

Cafes, restaurants, markets, and schools are all within easy reach, making this property perfectly positioned for lifestyle and convenience. With its generous proportions and well-designed layout, it ticks all the boxes for savvy investors seeking value for money.

For more information or to arrange an inspection, please contact Matt on 0417 866 821 or Demi on 0448 951 305.

Year Built: Approx. 1983

Area Under Title: 75m<sup>2</sup>

Current Lease: \$430 per week

Lease Expiry: 28/11/2024

Council Rates: Approx. \$1,750 per annum

Body Corporate Management: Whittles

Body Corporate Fees: \$1,090 per quarter

Pets on Application (Majority Resolution)

Settlement Period: 30 days (discuss alternative with agent)

Deposit: \$10,000 minimum

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.