



## 13/31 Aunger Crescent, BAKEWELL, NT 0832

### VERY AFFORDABLE 3 BEDROOM 2 BATHROOM UNIT!

Ease and convenience are assured with this beautifully presented single level property. Two minutes to schools and only five minutes to the heart of Palmerston's shopping & the health precinct.

Features at a glance..

- \* Spacious master bedroom with walk in robe and en-suite
- \* All bedrooms are roomy and have split system air-conditioning
- \* Open plan living and dining area
- \* Roomy kitchen with overhead cupboards and ample bench space
- \* Single carport and one open parking space, plus visitor parking
- \* Family friendly location
- \* Combined main bathroom/laundry

**TYPE:** Sold

**INTERNET ID:** 300P110466

**SALE DETAILS**

**SOLD**

**CONTACT DETAILS**

**Darwin**

70 Smith Street  
DARWIN, NT  
08 8946 0500

**Shun Hatton**  
0414 282 100

\* Low maintenance courtyard

\* Covered entertainment area

You simply must see for yourself this fabulous unit to fully appreciate what an ideal place to live it would be.

Your inspection is invited.

Council Rates: \$1,767 per annum (approx.)

Year Built: 1998

Area Under Title: 278 sqm

Zoning: LMR (Low-Medium Density Residential)

Status: Vacant Possession

Rental Estimate: \$440 - \$480 per week Settlement

Period: 30 days Deposit: 10% or variation on request

Easements as per Title: Drainage Easement to Palmerston Town Council

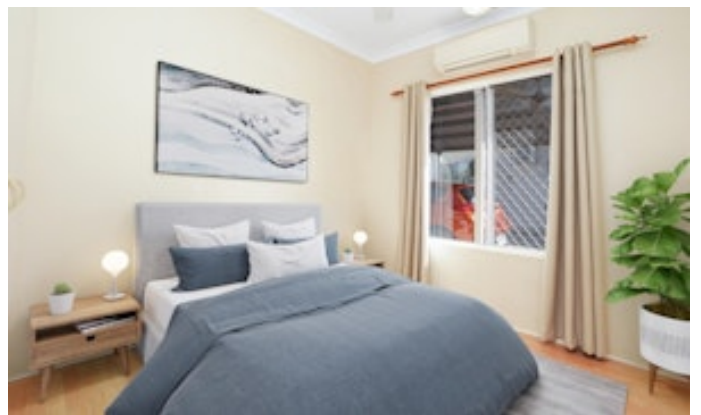
Body Corporate: \$1,014.34 per quarter (approx.)

Sinking Fund: \$137.50 per quarter (approx.)

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 278.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Ensuite









13/31 AUNGER CRESCENT, BAKEWELL

DISCLAIMER  
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.