



## 3/15 Moorhen Circuit, BAKEWELL, NT 0832

### VERSATILE & SPACIOUS TOWNHOUSE IN PRIME LOCATION

Perfect for the savvy investor or future homeowner, this well-maintained three-bedroom townhouse offers both lifestyle and convenience in one of Palmerston's most sought-after areas. Situated just a short stroll to local schools and a leisurely bike ride to Gunn Lake and scenic walking paths, this home is the ideal base for modern, active living.

#### Key features:

- Currently tenanted @ \$450 p/w until February 2026
- Body Corporate managed by Whittles, fees are \$1,143 p/q (approx.)
- Enjoy added peace of mind in this secure, well-kept complex setting of 6 townhouses
- Double carport parking bay at the front of the home
- The lower level boasts a generous open-plan living and dining area
- Functional kitchen with a peninsula bench, breakfast bar seating, and abundant storage

**TYPE:** For Sale

**INTERNET ID:** 300P185841

#### SALE DETAILS

**\$445,000**

#### CONTACT DETAILS

**Darwin**

70 Smith Street  
DARWIN, NT  
08 8946 0500

**Rayna Kirikino**  
0400 456 484

- Sliding doors lead to a shady verandah and a low-maintenance courtyard surrounded by tropical gardens â## perfect for outdoor entertaining
- Convenient external storage room, ideal for gardening tools or outdoor gear
- Internal laundry and downstairs W/C for added functionality

Upstairs includes:

- Oversized master suite featuring a spacious ensuite and a large walk-in robe
- Second bedroom equipped with built-in robe and air conditioning
- Flexible third room is a versatile space with bi-folding doors and balcony access â## ideal as a third bedroom, second living room, home office or study

Location highlights:

- Easy walk to nearby schools, including Bakewell Primary School (in the catchment)
- Moments from local sporting facilities, perfect for active families
- Less than 5 minutes to Woolworths and the Palmerston CBD for all your shopping and lifestyle needs

Whether you're investing or planning your future move, this well-positioned townhouse delivers lifestyle, space, and practicality.

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

- Land Area 252.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double carport
- Ensuite

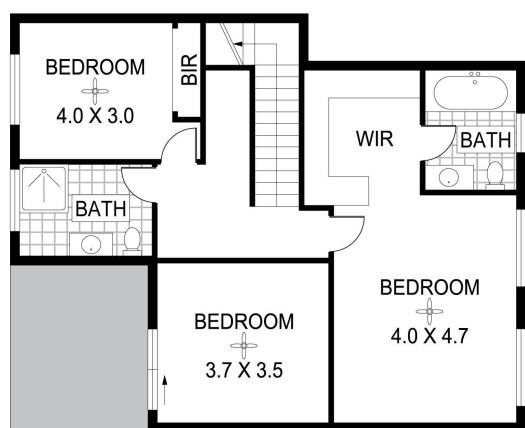




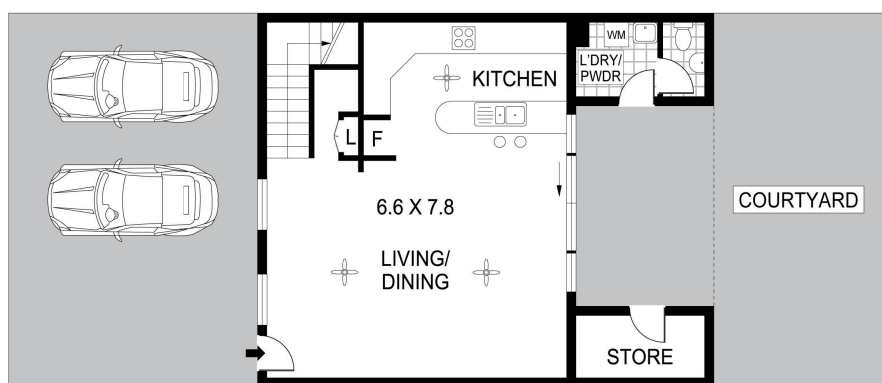








FIRST FLOOR



GROUND FLOOR



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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