



2/15 Yale Parade, DURACK, NT 0830

SUPERB INVESTMENT IN LUSH, LAKESIDE SETTING

Currently tenanted to create a fantastic investment opportunity, this three-bedroom townhouse boasts an impressively spacious layout and lovely alfresco with above-ground spa, set within an easy-care courtyard that backs onto Palmerston Golf Course.

- ##- Positioned in highly sought-after pocket of Palmerston
- ##- Tenanted until October to provide instant return
- ##- Practical, well-planned layout is wonderfully spacious
- ##- Bold red backsplash and modern appliances to kitchen
- ##- Airy open-plan extends to deck with above-ground spa
- ##- Plush carpet and high ceilings to three large bedrooms
- ##- Built-ins to two bedrooms, jack-and-jill bathroom to master
- ##- Second full bathroom adjoins laundry on ground level

TYPE: For Sale

INTERNET ID: 300P191223

SALE DETAILS

**OFFERS OVER
\$498,000**

CONTACT DETAILS

Darwin
70 Smith Street
DARWIN, NT
08 8946 0500

Gennie Cox
0411 151 911

• Split-system AC in every room for everyday comfort

• Single carport with second car space on driveway

Offering a leafy outlook from its beautiful back deck, this attractive townhouse combines effortless appeal with a delightful sense of space, while offering gated access from its grassy courtyard to lakeside pathways that trail the golf course.

With a tenant in place until October, this is a property that will appeal to the astute investor. Alternatively, you could choose to rent it out now and live in it later, making the most of this endlessly desirable Durack setting.

Throughout the property, everyday living feels airy and open, as neutrals grace the walls and plentiful natural light enhances its easy sense of space.

On ground level, prized open-plan living is a delight to unwind in, as seamless connection with the kitchen only adds to its appeal. Creating a bold splash of colour with a gorgeous red backsplash, the kitchen impresses further with modern stainless-steel appliances and plenty of counter cabinet space.

Now it's time to head on outside to unwind a little further! Absolutely perfect for BBQs, family dinners and simply relaxing looking out over that leafy view, the alfresco is most certainly a standout. Soak in the spa, watch the kids play, or take the back gate to enjoy a lakeside walk as you decompress after a long day.

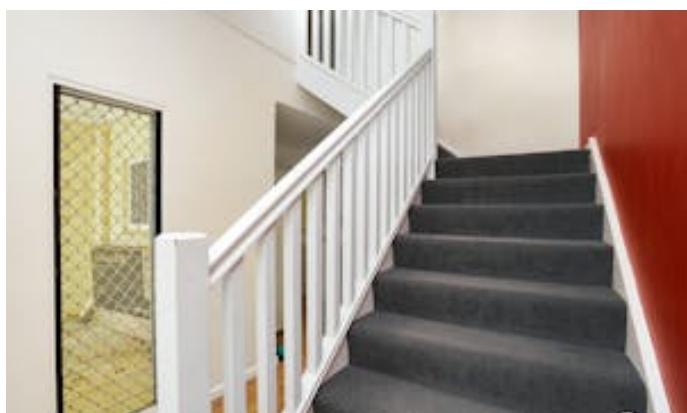
Back inside, make note of the full bathroom enclosed within the laundry, then make your way upstairs to check out the three large bedrooms. With two bedrooms robed, the master continues its appeal with jack-and-jill access to the bathroom, complete with bath and shower.

Completing the package is split-system AC, under-stair storage and a single carport with covered entry to the home. It's a short walk to Durack Primary School, and moments to major shopping, dining and entertainment within Palmerston City.

This is one you don't want to miss! Call today to arrange your inspection.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Golf Course Estate, Spa

- Land Area 212.00 square metres
- Building Area: 111.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Ensuite







2/15 YALE PARADE, DURACK

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 INQUIRIES.