



6/59 Noltenius Circuit, GRAY, NT 0830

ABSOLUTE GEM WITH CORNER BACKYARD

Move in later or investment ready, this is a tidy solid unit with a big impact. Current tenancy is on a periodical lease at \$450 per week.

Privately tucked away at the very end of this 6-unit complex in a great setting the complex is well maintained with a central sheltered walking path and front parking bay.

Positioned at the rear affords this unit a supersized courtyard setting that wraps around three sides of the home.

At the front there is gated entry to the courtyard with palm tree and tropical plants thriving in the shaded outdoor area.

Down the side of the home more gardens trellis their way along the fence line offering protection and a colourful screen.

The backyard hosts an outdoor entertaining area and sheltered verandah along with the laundry amenities cleverly tucked into the back corner.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P192340

SALE DETAILS

\$425,000

CONTACT DETAILS

Darwin

70 Smith Street
DARWIN, NT
08 8946 0500

Rayna Kirikino
0400 456 484

The front door has security screens and enters into the light filled living areas with tiled flooring underfoot and large sliding windows to capture the breezes and frame the garden views.

The dining area is adjacent to the kitchen which offers an island bench along with overhead storage space and a microwave nook as well.

Down the hallway are two good sized bedrooms each with a built-in robe and tiled flooring plus air conditioning as well.

The bathroom is sleek and modern with a vanity and glass framed shower, new tapware and a modern aesthetic.

The Body Corporate is managed by Whittles, admin fees are \$1,104 p/q and sinking fund contribution is \$107 p/q. Total is \$1,211 per quarter. Council rates are \$1,853 p/a.

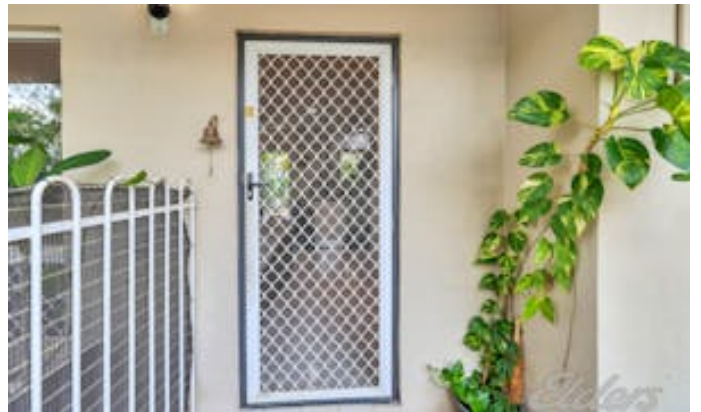
Walk to nearby parklands with play areas for the kids, ride your bike with the kids to public and private school options or pop up to the Palmerston shops. Spend your free time at the Palmerston Water Park or Skate Park or take a stroll along the lakes looking for turtles and fish â## Palmerston is a thriving suburban setting for the family with loads of activities throughout the year in the quarter, Friday night markets, Gateway shopping center and so much more.

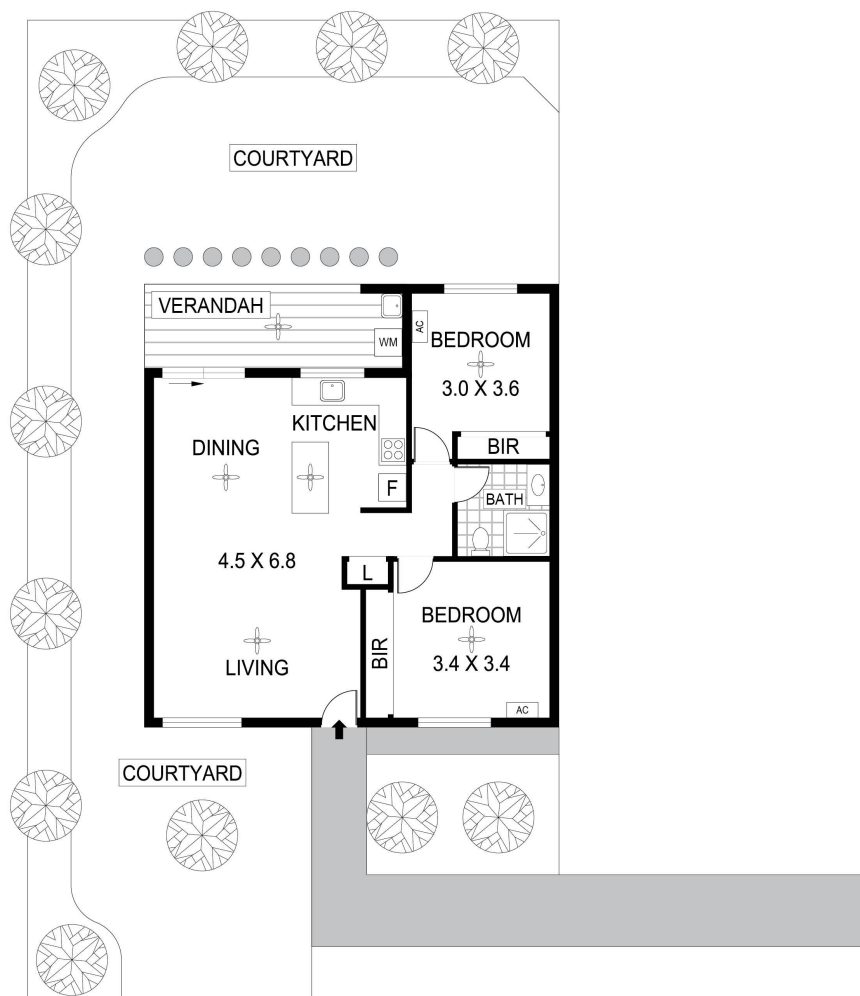
Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 262.00 square metres
- Building Area: 71.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport









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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