



## 5/38 Calytrix Road, KARAMA, NT 0812

### TIDY 2-BED UNIT OFFERS BOTH LOCATION & LIFESTYLE

For the savvy investor seeking a turn-key abode â## this is the one for you! Tucked into a quiet complex setting with electronic gated entry and secure parking for one vehicle within the grounds, this property offers comfort, convenience, and lifestyle appeal.

Currently rented @ \$470 per week, with a great tenant already in place until September 2026.

Body Corporate managed by Whittles. Admin fund \$1,366 p/q (approx.), sinking fund \$206 and the special roof levy is \$571. Total Body Corporate payment per quarter is \$2,143 (approx.).

The front verandah has been enclosed to create a practical storage space â## ideal for your bike, a drop zone for shoes, and a handy laundry nook. Step inside to a light-filled living room featuring slate tiled flooring underfoot and exposed brick walls that add warmth and character to the home.

The modern kitchen has been thoughtfully refreshed and boasts wraparound counters with overhead storage, a pantry, and generous prep space. Warm timber benchtops

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:** 300P192366

#### SALE DETAILS

**\$365,000**

#### CONTACT DETAILS

**Darwin**

70 Smith Street  
DARWIN, NT  
08 8946 0500

**Rayna Kirikino**  
0400 456 484

complement the neutral white cabinetry, creating a stylish yet functional heart of the home.

Down the hallway, you'll find two good-sized bedrooms, both positioned at the rear of the property and offering sliding door access to the courtyard. Each bedroom includes built-in robes with a feature sliding door showcasing a Territory-inspired design. The courtyard itself is cosy and private, framed by established perimeter gardens and complete with a side gate providing easy access to the front of the complex.

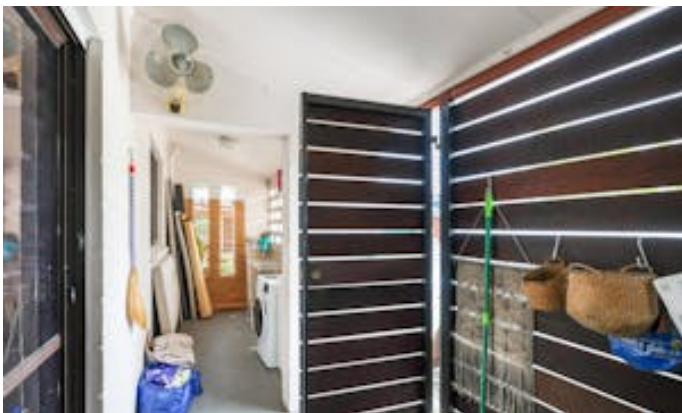
Residents also enjoy access to a securely fenced swimming pool surrounded by shady gardens and towering palm trees. Perfectly positioned directly across from a local school and just minutes from the Leanyer Shopping Centre, Leanyer Skate Park, and Leanyer Recreation Park, this home delivers on both location and lifestyle.

A smart addition to any investment portfolio or an easy-care home in a sought-after setting.

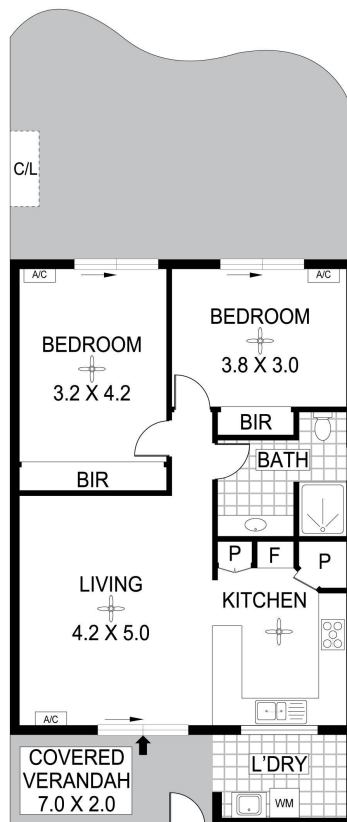
Other features: Close to Schools, Close to Shops, Close to Transport

- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1









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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