



28/13 Lloyd Road, HUMPTY DOO, NT 0836

PERFECT INVESTMENT IN THE QUIET HUMPTY DOO COMMUNITY

Positioned within a quiet community setting in a desirable rural location, walking distance to the Humpty Doo shops and school, this well-presented home offers both comfort and convenience.

Currently tenanted @ \$450 p/w until January 2027. Body corporate managed by Castle Real Estate, the admin fee is \$1,088 p/q sinking fund fee is \$72 p/q = \$1,160 p/q.

Inside, the home features a flexible front-facing third bedroom that can also serve as a home office, along with two additional bedrooms – both fitted with built-in robes.

The centrally located freshly renovated bathroom includes a bathtub and shower combination, toilet, and vanity with storage.

The open-plan living, dining, and kitchen area is enhanced by a soaring roofline, creating a bright and airy atmosphere. Large glass sliding doors and banks of louvered windows frame pleasant garden views and allow natural light to flow throughout the space.

TYPE: For Sale

INTERNET ID: 300P193920

SALE DETAILS

\$419,000

CONTACT DETAILS

Darwin

70 Smith Street
DARWIN, NT
08 8946 0500

Rayna Kirikino
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The modern kitchen is well maintained and functional, featuring a pantry, overhead cupboards, wrap-around bench space, and a breakfast bar for casual dining.

From the living area, step out to the private courtyard where tropical gardens surround an undercover outdoor dining area ## perfect for relaxed BBQs with family and friends. The garden also provides a small lawn area ideal for children or pets to play.

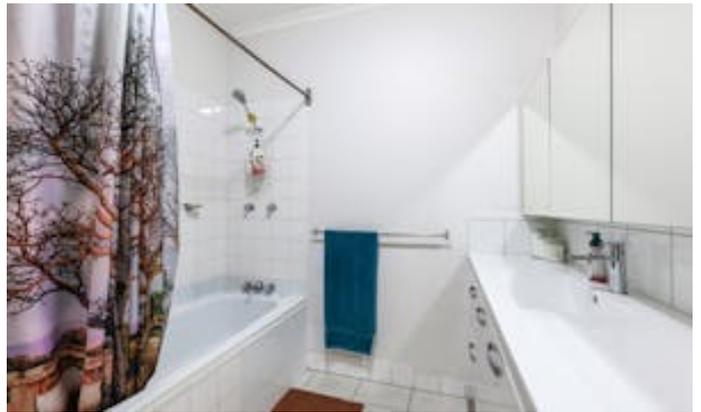
The property includes parking for two vehicles at the front, along with additional visitor parking within the complex. Easy-care gardens and lawns surround the home, creating a peaceful and low-maintenance environment to enjoy.

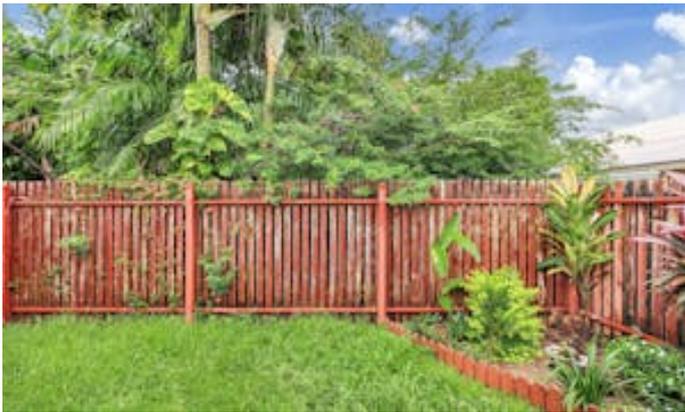
Conveniently located, the home is within an easy five-minute walk to local shops, schools, and nearby parkland complete with swings and a community hall. This tidy, move-in-ready property presents an excellent opportunity for investors or homeowners alike.

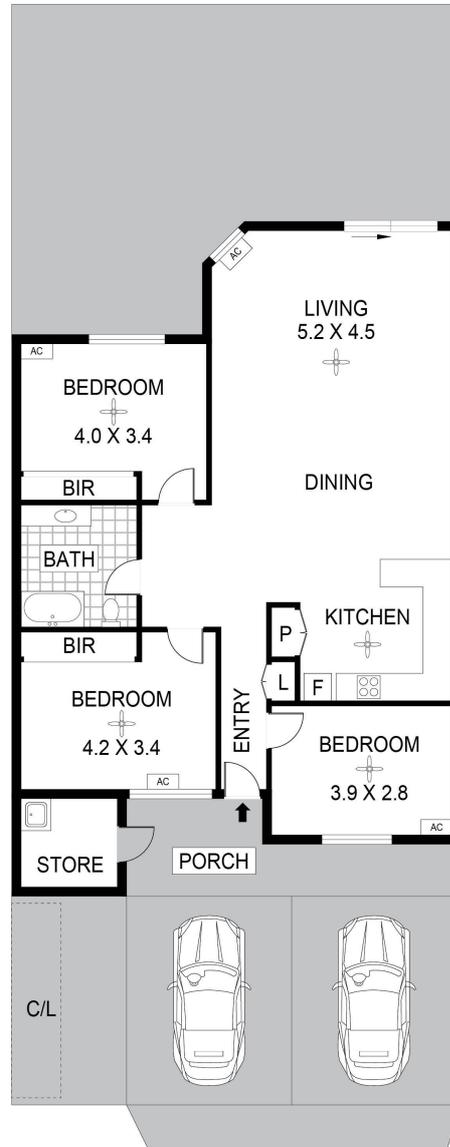
Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 265.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single carport









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