



## 5 Callanan Court, KATHERINE, NT 0850

SOUGHT-AFTER LOCATION – MOVE-IN READY WITH STRONG RETURNS POTENTIAL!

Positioned in a popular and family-friendly pocket of Katherine East, 5 Callanan Court offers an excellent opportunity for both homebuyers and investors alike. Conveniently located just moments from Casuarina Street Primary School, this property combines lifestyle and location with an estimated rental income in excess of \$600pw

This elevated home features a flexible layout with three bedrooms plus a study or optional fourth bedroom downstairs, making it ideal for growing families or those needing extra space to work from home.

The home welcomes you via an internal staircase into a light-filled living area, complete with polished flooring throughout. A dedicated dining space flows seamlessly out to a generous balcony, perfect for relaxing or entertaining while overlooking the neat and fully fenced yard.

The galley-style kitchen is practical and well-equipped, offering ample storage, a dishwasher, electric cooking, and a layout that connects effortlessly with the main living areas.

**TYPE:** For Sale

**INTERNET ID:** 35P2262

**SALE DETAILS**

**\$515,000**

**CONTACT DETAILS**

**Elders Real Estate  
Katherine**

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Katherine, NT  
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**Alison Ross**  
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Downstairs adds further functionality with a laundry, second toilet, and plenty of undercover space â## ideal for entertaining, storage, or additional parking. A garden shed with shelving and a concrete floor provides even more convenience.

Designed for the Top End lifestyle, the home is fully air-conditioned and fitted with security screens and louvered windows to maximise airflow.

The property is securely fenced and offers ample off-street parking.

Whether you're looking to move straight in or secure a solid investment in a high-demand area, this property ticks all the boxes.

- Land Area 838.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4



