



## 89 Casuarina Street, KATHERINE, NT 0850

THE KATHERINE EXECUTIVE: Architectural Landmark & 7.5% Yield

89 Casuarina Street, Katherine East, NT

FOR SALE: \$890,000+

Crown Jewel of Casuarina St and Ultimate Cash Flow Asset

Positioned in Katherine East, 89 Casuarina Street is a sophisticated investment vehicle currently delivering an elite \$1,290 per week in rental income. Widely regarded as a premier residence on Casuarina Street, it offers a superior build quality and lifestyle appeal unmatched in the local market.

Architectural Excellence & The Ultimate Entertaining Space

Originally commissioned by an architect, the property boasts a design focused on Top End living:

Seamless Indoor/Outdoor Living: The main living area, featuring stunning vaulted high

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**TYPE:** For Sale

**INTERNET ID:** 35P2266

### CONTACT DETAILS

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ceilings, flows seamlessly onto a large, sheltered entertainment deck at the same level, overlooking the private garden.

**Split-Level Mastery:** A dynamic floor plan provides distinct zones for living and privacy-perfect for executive shared housing.

#### Investment Grade Specifications

**The 4x3 Advantage:** A high-demand 4-bedroom, 3-bathroom layout. The inclusion of a third bathroom makes this the preferred choice for high-ranking RAAF personnel and corporate contractors, maximizing occupancy and rental premium.

**Superior Cash Flow:** Commanding \$67,080 per annum, representing a powerful 7.5% gross yield-outperforming metropolitan assets and regional medians.

**Strategic Location:** Minutes from the RAAF Base Tindal gates, ensuring near-zero vacancy in a 1.6% vacancy market.

#### Asset Features

Substantial 870m<sup>2</sup> land holding in the premier "Casuarina" pocket.

Architecturally designed with premium finishes and vaulted ceilings.

The large, covered rear deck is an essential asset for Top End climate living and entertaining, flowing directly from the main living area.

The most significant street presence and appeal in Katherine East.

#### Secure the Record-Setter

With a proven history of commanding record-tier rents (peaking at \$1,500/week), 89 Casuarina Street is the definitive choice for the investor seeking high yield, maximum depreciation, and a trophy asset.

Step into immediate positive cash flow and unparalleled lifestyle appeal.

Contact Alison Ross on 0417 847 950 to secure a professional information memorandum or to arrange a private site inspection.

- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 2
- Double carport





