

2 Ballingall St, The Gap, NT 0870

Offers Over \$459,000

House 3 1/2 2 1/2



Dual Occupancy – Double Income = 9% return

Offering a Gross rental return of over 9%. This fully fenced, dual access property is currently leased at a total of \$870.00 per week. With a location close to the Hospital AND all major sporting facilities the property is very popular with tenants.

Open for Inspection

By Appointment.

- Two-bedroom home and a fenced off independent garage/studio
- Attractive vinyl strip flooring throughout
- Well fitted bathrooms, attractive decor
- Double carport and garden shed
- Positioned close to the Hospital, Aquatic Centre and major Sporting facilities.
- Current rent income is \$870 per week!

This is a terrific opportunity should you wish to keep both residences rented or live in one and lease out the other when it becomes available! The property is positioned on the corner of Ballingall Street and Speed Street. It covers 980 sq metres of land and is zoned LMR, offering versatility to meet your future needs.

The current improvements to the property include a cladged, very neat, two-bedroom home and an independent brick studio that is fitted with bathroom facilities and other conveniences or alternate space for an extended family. Both buildings are independently fenced with gate access and a clearance of approx. 6 metres between the boundaries.

The current owner has enjoyed adding value to both buildings by improving floor coverings, fresh paint, and attractive decor throughout. Its ready to go!

The lounge and dining areas are open plan in the primary residence and the well-equipped, L shaped kitchen has gas cooking, rangehood, overhead cabinetry and a breakfast bar. Both bedrooms are a generous size, have built in robes and attractive vinyl strip flooring features throughout. The bathroom has a shower, vanity, and an inviting bath while the toilet is separate.

Glass sliding doors welcome you into the studio from the shaded front patio. The bathroom in the second structure is beautifully fitted out and there are kitchen facilities along with attractive vinyl strip flooring. Ceiling fans and a split system air conditioner cater to the climate comfort.

Crimesafe security screens feature throughout for your safety and peace of mind

Listed By

Gail Tuxworth

Phone: (08) 8950 6333

Mobile: 0418 897 009



Listing Number: 3380402