

20 Hannibal Cres, Gray, NT 0830

\$1,250,000

House 9 7 1



## DON'T MISS AUCTION THIS SATURDAY 21ST FEB

Offered for auction, this is a genuinely rare, unicorn investment opportunity that will immediately resonate with the shrewd, yield-focused investor. Large-scale, income-producing assets with this level of flexibility, separation, and upside are exceptionally uncommon and are seldom brought to market.

Purpose-built for performance, the property comprises nine bedrooms and seven bathrooms, intelligently configured to maximise rental potential. A standout feature is the dual street frontage with two completely independent entrances, allowing for versatile multi-tenancy and diversified rental strategies. The property is further enhanced by separate electrical meters throughout, providing operational clarity, simplified management, and strong appeal for long-term investors. The inclusion of solar power helps reduce operating costs and supports improved net returns.

The asset is already generating approximately \$1,200 per week, with immediate and clearly defined upside. By leasing the currently owner-occupied component comprising three bedrooms and two bathrooms, total income can be increased to approximately \$1,900 per week.

For investors who recognise value-add opportunities, there is further scope to create a 10th bedroom with minimal capital expenditure, unlocking an additional estimated \$250 per week. Once fully optimised, a shrewd investor could reasonably expect gross returns approaching 9%, a compelling result in today's market for a property of this scale and configuration.

Beyond its strong financial fundamentals, the property also delivers on tenant appeal and security. Features include an eight-person spa, undercover parking, and remote-control security gates, all of which enhance liveability, safety, and rental demand.

Properties of this nature, large-format, separately metered, dual-access investments with proven and expandable income streams are exceptionally rare. For investors who understand yield, scalability, and future-proofed design, this auction represents a standout opportunity to secure a truly unique, high-performing asset.

**Open for Inspection**

By Appointment.

Onsite Auction: 21st of February 2026 at 10.30am

### Listed By

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