

86 Dixon Rd, Braiitling, NT 0870

\$649,000

House 4 2

86 Dixon Road, Braiitling



FLOOR PLAN ON SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

LJ Hooker



Investment Now, Lifestyle Later— Dual Living, \$800pw R

Investment Now, Lifestyle Later — Dual Living + \$800pw Return

\$800 per week rental return (leased to 26/03/2027)

?? Dual living setup with self-contained granny flat

?? Approx. \$240,000 in depreciation benefits (recent build works)

This is the kind of property smart investors look for.

Located in sought-after Braiitling, this fully renovated and extended home offers immediate income now — with the flexibility to move in later or unlock dual-income potential.

? What You Get:

?? 3-bedroom main home with multiple living areas

?? Self-contained granny flat with private entry

?? Currently combined into a spacious 4-bed, 2-bath, 2 kitchen home

?? Covered, outdoor entertaining areas

?? Strong tenant appeal in a proven suburb

Endless Options:

- Rent both for maximum yield
- Live in one, rent the other
- Perfect setup for extended family
- Future-proof flexibility

Opportunities like this don't last — especially with this level of return and versatility.

??Don't Delay call Dom today.

What truly sets this property apart is the fully self-contained granny flat.

With its own private external entry, the flat offers:

- A near-new modern kitchen
- Combined open-plan living and dining area
- A spacious bedroom

Listed By

Dominic Miller

Mobile: 0418 897 767

Open for Inspection

By Appointment.



Floorplan

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