


7/12 Weaving Ct, Araluen, NT 0870

Sold - \$325,000

Unit 2   1 

## GREAT 1ST HOME OR INVESTMENT UNIT

This is a fantastic opportunity to secure a 2 bedroom unit in a highly desirable location. Would be a great first property or a welcome addition to any investment portfolio.

- Open plan tiled lounge/dining with split system air conditioner
- Kitchen includes electric hot plates, oven, rangehood, dishwasher and pantry
- 2 bedrooms both with built in robes, ceiling fans and the master has a split system
- Full bathroom featuring separate shower, bath, vanity and toilet
- Laundry has good storage
- Back paved shaded patio area
- Garden shed
- Good sized corner yard
- Single carport
- Security doors front and back
- Private yard, well fenced
- Ducted evaporative cooling plus 2 split system unit
- Small group of 7 units
- Body Corporate fees Administration \$807pq and Sinking Fund \$153pq
- Council Rates \$1,697.72pa
- Rental Potential of \$420.00pw

Contact Andrew or Melanie to arrange your inspection.

**Open for Inspection**

By Appointment.

### Listed By

Andrew Doyle

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Melanie Paterson

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