



**3/21 Nicker Cres, Gillen, NT 0870****Sold - \$395,000**Unit 3  2 

## OUTSTANDING INVESTMENT OPPORTUNITY

What an offering we have with this spacious 3 bedroom unit including plenty of living space around a central kitchen. Bedrooms are generous and there is a fully renovated ensuite, plus double carport and great courtyard, it's the full package.

- 3 bedrooms all with built in robes and split system heating and cooling
- The ensuite has undergone a full renovation/refurbishment
- Main bathroom features separate shower, bath and vanity
- Central kitchen with everything you need, gas hot plates, rangehood, oven and dishwasher
- The unit offers 2 living areas with dining/family plus lounge, opening onto outside entertaining area
- Paved patio with shade
- Fully tiled living areas
- Rental potential of \$520pw
- Body Corporate Administration fee \$1107.00 pq Sinking fund \$189.00 pq
- Council Rates \$1,187.42 pa
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Currently leased at \$480pw until 19/7/2022

Given the lack of property of this size and quality we expect strong demand and a quick sale so don't hesitate and make an appointment before the under offer sign goes up. Contact Andrew or Melanie to arrange a time to view.

**Open for Inspection**

By Appointment.

### Listed By

Andrew Doyle

Mobile: 0418 897 010

