

9/9 Clough Pl, Mount Johns, NT 0874**Sold - \$455,000**Unit 3  2  1 

2ND CHANCE FOR GOLF, CASINO, BUSH WALK!

Located in a quiet pocket of popular Mount Johns, just a short walk to the Convention Centre, Casino, and golf course – is this freestanding single level unit, in neat and tidy condition, offering easy-care living in a prime location where you can fully embrace a desirable lifestyle close to leisure amenities.

- Standalone single level villa in quiet complex & prime sought-after location
- 3 bedrooms – all with built-ins, 2 fully tiled bathrooms, open plan living/dining
- Pleasant kitchen - gas cooktop & electric oven + room for dishwasher
- Split system air-conditioning in master & living, EAC & ceiling fans throughout
- Separate laundry with external access, single lock up garage electric roller door
- Cost-saving PV panels and solar hot water to keep utility bills minimised

- Good condition throughout, no immediate money needing to be spent
- Short walk to golf course, convention centre, and Lasseter's Casino
- Mount Johns is a popular place to live & invest – always in demand!

Comprising three bedrooms with built-ins, two fully tiled bathrooms, open plan living, pleasant kitchen, separate laundry with external access, cosy front porch, single lock up garage with internal access, and fenced courtyard; this could suit a couple or small family.

Split system air-conditioning in master bedroom and living, ducted evaporative cooling throughout, electric oven and gas cooktop, space for a dishwasher in kitchen, ceiling fans, and cost-saving PV panels and solar hot water – are all existing features of note.

With minimal to zero maintenance required to keep it looking fabulous – you can reclaim your weekends and spend time doing exactly what you want to do, whether it be working on your handicap, having a punt and a few drinks at the casino, trekking through the hills of nearby Emily and Jessie's Gap Nature Park with camera in hand, or just chilling at home in the air-conditioning binge watching the latest Netflix series with some tasty snacks and a few coldies!

Just a five-minute drive to the major amenities of the CBD – Mount Johns is a sought-after suburb on the edge of the city, always in demand, and a wonderful place to live and invest. This one will fly!

Listed By

Andrew Doyle

Mobile: 0418 897 010

Open for Inspection

By Appointment.

