

6/6 Stephens Rd, Mount Johns, NT 0874

Sold - 2/06/2023

Apartment 1 



## Nest Or Invest

This fully furnished unit is conveniently located on the ground floor and overlooks attractive, well maintained gardens. The property offers entry level resort style living for a single or couple, or a low maintenance tenanted investment to add to any portfolio.

- Convenient ground furnished studio apartment
- Over looking established, well maintained gardens.
- Recently refurbished with new kitchen & modern bathroom
- Reverse cycle air-conditioning, tiles & carpet, security screens
- Allocated parking onsite for one vehicle, shared laundry facilities
- Resort pool, half size basketball court, BBQ areas & gardens
- Currently rented at \$350 per week until 13 May 2023
- Walking distance to golf, casino, dining/entertainment precinct
- Add to investment portfolio, or move at the end of the lease.

### Open for Inspection

By Appointment.

With reverse cycle air-conditioning, a new kitchen with rangehood, plus electric upright stove/oven and stone benchtops, modern fully tiled bathroom, carpeted bedroom area with 3-door built-in robes, and open plan living area. The unit is set well back from the street, so you have a fabulous vista in front of you.

Recently refurbished, there is no money to spend, it offers effortless living with zero maintenance, more time for leisure and pleasure, and there is plenty to do onsite and off-site within walking distance.

Onsite there is a sparkling communal inground pool, BBQ areas, landscaped gardens and grassy recreation areas, as well as a half-sized basketball court; there is also allocated parking for one vehicle for each apartment, and laundry facilities.

Within walking distance to Golf, and the Club House, the casino, and dining/entertainment precinct – you can leave the car at home and indulge in that extra drink or three. The CBD and hospital are just a 4-5 minute drive; the convenience is outstanding, yet the complex is tucked away from the hustle and bustle, very safe and quiet.

Currently Lease at \$350 per week until 13 May 2023 to a good tenant who is keen to extend the lease. So, the choice is yours, become an owner occupier or an

### Listed By

Dominic Miller

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## Floorplan



### FLOOR 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.

**6 Stephens Road, Mount Johns**