

**17 Marlow Road, Berrimah, NT, 0828**

**House For Sale**

Wednesday, 18 December 2024

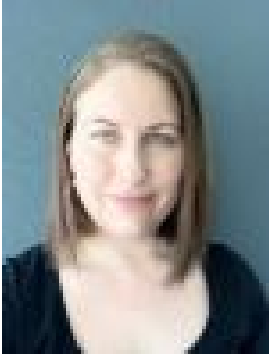


**17 Marlow Road, Berrimah, NT, 0828**

**Bedrooms: 4**

**Bathrooms: 3**

**Type: House**



Nuriye Piening  
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## Rare Opportunity to Buy Adjoining Property and Develop Both

Snap up this opportunity at 17 Marlow Road, Berrimah an exceptional prospect for Light Industry investors and property developers. Pre cyclone units both consisting 2 bedrooms, living dining, kitchen and bathroom. Downstairs has been renovated whereas the unit upstairs requires some TLC. Both rented out currently. Shed/workshop located at the rear of the property also currently rented. The true allure lies in the land itself; presently divided into two separate blocks, each hosting tenants contributing to a steady income stream. Crucially, there exists the potential to amalgamate this property with the adjacent plot at 18 Strath Rd, paving the way for an expansive and lucrative Light Industry premises.

### Features:

- Pre Cyclone 2 Units, both have 2 bedrooms, bathroom and kitchen. Downstairs has been renovated whereas upstairs requires some TLC
- Mechanical Shed
- Land size is 2020m<sup>2</sup>
- Zone LI (Light Industry)
- Sewerage Easement on the right boundary at 3 mtrs wide
- Currently 3 separate tenants, collective rent is \$645 per week

### Close By:

- Haileybury Rendall School
- Easy access to the new Tiger Brennan over pass
- Variety of retail outlets close by