

**18 Strath Road, Berrimah, NT, 0828**



**House For Sale**

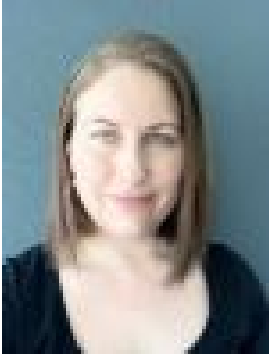
Monday, 9 December 2024

**18 Strath Road, Berrimah, NT, 0828**

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Nuriye Piening  
0429826650

## Investment Opportunity - Buy This Property and The One Behind

Unveiling a prime development opportunity at 18 Strath Road, Berrimah, NT, 0820, this three-bedroom house presents an exceptional prospect for Light Industry investors and property developers. The current home is pre cyclone comprises a spacious open plan lounge, dining area, and kitchen, all of which are primed for a bespoke renovation to unlock its full potential. While the interior requires refurbishment, the property boasts a substantial shed/workshop, ideal for a variety of light Industry uses. 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 17 Marlow, paving the way for an expansive and lucrative commercial premises. With its considerable scope for development and enhancement, 18 Strath Road stands as a canvass ready for transformation into a standout commercial enterprise. This offering is not merely a home but a gateway to a significant commercial venture in the heart of Berrimah. Don't miss this rare chance to develop and prosper in a dynamic and evolving locale.

### Features:

- Pre Cyclone home - currently rented at \$210 per week
- 3 Bedrooms
- 1 Bathroom
- Fencing to separate house from shed
- Large Shed - currently rented at \$200 per week
- Zone LI (Light Industry)

### Close By:

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