

**15/6 Drysdale Street, Parap, NT, 0820**

**CENTRAL**

**Unit For Sale**

Saturday, 7 December 2024

15/6 Drysdale Street, Parap, NT, 0820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**

## Cracking Townhouse in Parap for \$300K -Yes \$300K

The property is nestled in a complex of home with a large off street parking bay at the front. Currently wild grasses and rambling gardens surround the complex but a weekend with the weedwhacker will sort that out.

There is access front and rear with a secure courtyard on either side offering outdoor entertaining space and a quiet area to store the bikes or get your gardening green thumb on. At the rear access is a storage room / laundry room with a toilet as well.

On the ground level is an open plan living, dining and kitchen area with tiled flooring and large windows that let in the natural light. The stairs peep through to the first floor above with under stair storage ideal for the Christmas tree or even a cute cubby for the kids.

The kitchen has plenty of storage built in with a pantry and overheads. The stove top has seen better days so you will need a new one of those.

Upstairs the home has two bedrooms with built in robes – doors optional. The master bedroom has access to a balcony that overlooks the streetscape. The bathroom has a modern update and is in good nick plus there is a small landing with a linen press as well atop the stairs.

There is no amount of photoshop that can distract from the fact this home needs repairs, from the new cook top to the robe doors, a coat of paint and some handy work is certainly required to restore this home to its OG glory days.

Only 5 minutes from the heart of the CBD, this property allows you to drop the daily commute in favour of more free time without compromising on space at all. Take a purple scooter through to the city in under 5 minutes or walk up the street to meet friends for a coffee at one of many cafes or restaurants along the strip. The Water Front Precinct is not far away as is Cullen Bay and the Esplanade all basking in the glorious sea breezes and tropical vibes.

For more property information including body corporate and reports text 6DRY to 0488 810 057

### The Finer Details

Council Rates: Approx. \$1751 per annum

Area Under Title: 151 square metres

Year Built: 2013

Zoning: LMR (Low-Medium Density Residential)

Status: Vacant Possession

Rental Estimate: Approx \$450-\$500 per week

Body Corporate: Whittles

Body Corporate Levies: Approx \$1,301 per quarter

Vendors Conveyancer: Ward Keller

Settlement period: 45 or variation on request

Deposit: 10% or variation on request

Easements: As per Title