

# 5/51 Noltenius Circuit, Gray, NT, 0830



## Unit For Sale

Wednesday, 13 November 2024

5/51 Noltenius Circuit, Gray, NT, 0830

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Colin Morrow

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## MOVE IN READY - UPDATED THROUGHOUT

Presenting a beautifully maintained ground-level, two-bedroom, one-bathroom unit with a distinctive layout that sets it apart.

Designed with a unique floorplan this residence offers well-defined spaces, with separation between the lounge room, dining area, and kitchen, creating a sense of openness while maintaining privacy.

The kitchen boasts elegant stone benchtops, adding a modern touch, and unit has been recently updated to provide a fresh, inviting atmosphere. The home is fully air-conditioned, ensuring comfort year-round, and has been recently painted, leaving it in excellent, move-in-ready condition. Positioned at the quiet rear of the complex, it offers a peaceful and private retreat, ideal for anyone seeking a relaxed lifestyle.

This property is a wonderful opportunity for those looking for a home that combines practicality, style, and comfort, all within a serene setting.

- Updated Stone topped kitchen
- Move in ready with nothing more to do
- Separate bathroom and toilet
- Internal laundry
- Hard wearing floor for a cool easily maintained property
- Security screens throughout.
- Private courtyard
- Room for 2 carparks located directly at the front door

Body Corporate manger Castle

Body corporate \$ 983 per quarter approx.

Sinking Fund \$ 46 per quarter approx.

Sinking fund balance \$ 12,178.00

Rental Estimate \$ 385 per week

Council Rates \$ 1,948 per annum approx.