



# FOR SALE

## FIRST FLOOR - LAST CHANCE TO MOVE IN NOW!

BE QUICK - LAST CHANCE BEFORE BEING TAKEN BACK TO RENTAL MARKET.

This stunning unit located in the heart of Marrara is the perfect blend of convenience, comfort, and style. With 2 bedrooms, 1 bathroom, and a spacious garage, this property is the epitome of modern living.

Marrara is a sought-after suburb, known for its family-friendly community, top-rated schools, and convenient amenities. You will be just minutes away from local shops, cafes, and restaurants, making it easy to grab a bite or catch up with friends. And with easy access to public transportation, commuting to work will be a breeze.

### Property Features:

- \* Overlooks the golf course in a picturesque part of Marrara, NT
- \* 2 spacious bedrooms with built-in robes
- \* 1 modern bathroom
- \* Open-plan living that flows seamlessly to a private balcony
- \* Central kitchen with ample bench space and storage cupboards
- \* Fully air-conditioned throughout
- \* Tiled for easy maintenance
- \* Security screens installed for peace of mind
- \* One undercover carpark
- \* Common parking spaces (off street )
- \* Convenient storeroom available on ground floor
- \* NBN Ready

So what are you waiting for? Contact us today to schedule a viewing and see for yourself why this property is the perfect place to call home. Don't miss your chance to live in this vibrant and welcoming community. Your dream home awaits you in Marrara!

Year Built: 1987

Body Corp Manager: Ace Body Corporate Management (Darwin NT)

Body Corporate Fees: APPROX \$ 1979 per quarter

Rates: Approx \$1748 per year

2 BED | 1 BATH | 1 CAR

### PRICE:

\$325,000

### OPEN FOR INSPECTION:

N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENTIONS ARE APPROXIMATE IN METRES AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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