18/69 BOULTER ROAD, BERRIMAH, NT, 0828









# SOLD

## CORNER REAR 3-BEDROOM DUPLEX IN BERRIMAH - MODERN & COMFORTABLE LIVING

Situated in a secure, gated complex, this well-presented 3-bedroom, 2-bathroom duplex offers a perfect blend of comfort, privacy, and convenience. With a thoughtfully designed layout, it provides a modern living space that caters to both relaxation and practicality.

Ideally located just 10 minutes from Darwin City, Casuarina, and Palmerston, this property ensures easy access to key amenities, shopping centers, and entertainment hubs. It is also positioned near the rapidly expanding Berrimah Business Park, making it a great choice for professionals and families alike who are seeking a well-connected and convenient lifestyle.

Property Highlights:
• Spacious main bedroom with en-suite
• Air-conditioned throughout for year-round comfort
• Private patio & fully reticulated garden backing onto a tranquil native bush block
• Furnishings include fridge/freezer, dishwasher, washing machine & dryer
• Dual carport & only one immediate neighbour
• Gated complex with communal grounds, BBQ areas & children's playground
• Pet-friendly (up to 10kg) on request.

Additional Information:
• Year Built: 2014
• Status: Tenanted
• Current Rent: $550 per week
• Lease Ending: Periodic Lease
• Body Corp Manager: North Management
• Body Corporate Fees (approx.): $ per quarter
• Darwin City Council Rates (approx.): $ per year

Contact me today at 0417508800 or nicolewheeler@atrealty.com.au to schedule a private viewing and experience the beauty and convenience of this property for yourself.

Make an Offer:
https://myatrealty.com/v2/properties/156844/listings/67115/submitofferform

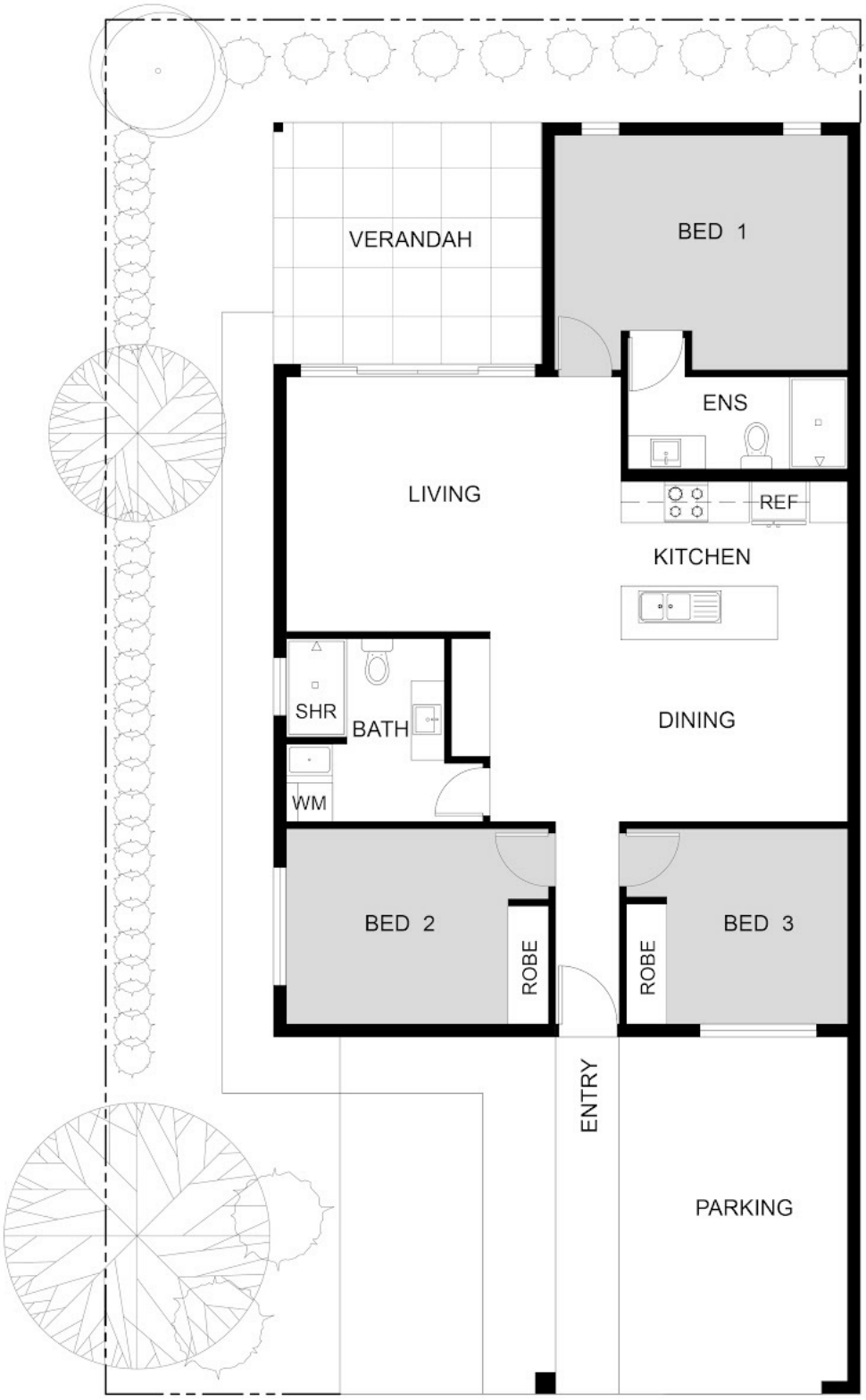
## 3 BED | 2 BATH | 3 CAR

PRICE:
$465,000

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.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
@Realty gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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**13/60 Boulter Rd Berrimah NT**