



# SOLD

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### Spacious 3-Bedroom Home in a Central Location

Perfectly positioned in the heart of Berrimah, 46/69 Boulter Road offers a lifestyle of ease and accessibility. Set within a well-maintained complex, this low-maintenance property is ideal for busy professionals, families, or savvy investors looking for modern features and a central location.

Enjoy the benefits of a private residence with shared amenities including a grassed communal park, shaded seating areas, and a BBQ space for relaxed weekends. With Northlakes Shopping Centre, local schools, shops, and Darwin International Airport just minutes away, everything you need is within easy reach.

#### Property Highlights:

- 3 large bedrooms with built-in robes
- 2 bathrooms, including en-suite to the main bedroom
- Open-plan living and dining area
- Modern kitchen with stone benchtops
- Air-conditioned throughout, NBN ready
- Internal laundry and ample storage
- Small private yard for low-maintenance outdoor living
- 2 carport spaces, plus room for a small vehicle living
- Park/Playground on the vacant land under Olive Avenue

Whether you're looking to move in or invest, this property ticks all the boxes for comfort, style, and convenience. Don't miss your opportunity to secure a smart buy in a growing area.

#### Additional Information:

- Year Built: 2014
- Status: Tenanted – ideal for investors seeking immediate rental income
- Current Rent: \$670 per week
- Lease Ending: 15 September 2026
- Body Corp Manager: North Management
- Total Body Corporate Fees (approx.): \$1075 per quarter (admin fund approx \$1010 pq + sinking fund approx \$65 pq)

3 BED | 2 BATH | 2 CAR

PRICE:  
\$535,000

OPEN FOR INSPECTION:  
N/A



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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.