



# FOR SALE

## MOVE STRAIGHT IN! 2-BEDROOM GROUND FLOOR CONVENIENCE IN PARAP

Positioned in the heart of highly sought-after Parap, this well-presented ground floor unit offers an outstanding opportunity for first home buyers, downsizers, and investors alike. Combining comfort, convenience, and low maintenance living, this property delivers an easy-care lifestyle in a location that continues to be in strong demand.

This home features two generous bedrooms with built-in robes, an open plan living and dining area, and a functional kitchen with ample storage. With air-conditioning throughout and everyday amenities just moments away, you will enjoy both comfort and practicality all year round.

### \*\*Property Highlights\*\*

- \* Two spacious bedrooms with built-in robes
- \* Open plan living and dining area
- \* Functional kitchen with ample storage
- \* One well-appointed bathroom
- \* Separate toilet for added convenience
- \* Air-conditioned throughout
- \* Undercover parking
- \* Ground floor position
- \* Walking distance to Parap Markets
- \* Close to public transport and the local swimming pool

Offering exceptional value in a prime location, this is a fantastic opportunity to secure a quality property in one of Darwin's most desirable suburbs. With everything you need right at your doorstep, this is one you will not want to miss. Contact us today to arrange your inspection and discover all that this wonderful home has to offer.

### Additional Information:

- Year Built: 1980
- Status: Vacant possession – ready for you to move in immediately.
- Body Corp Manager: North Management
- Total Body Corporate Fees (approx.): \$1410 per quarter
- Darwin City Council Rates (approx.): \$1730 per year

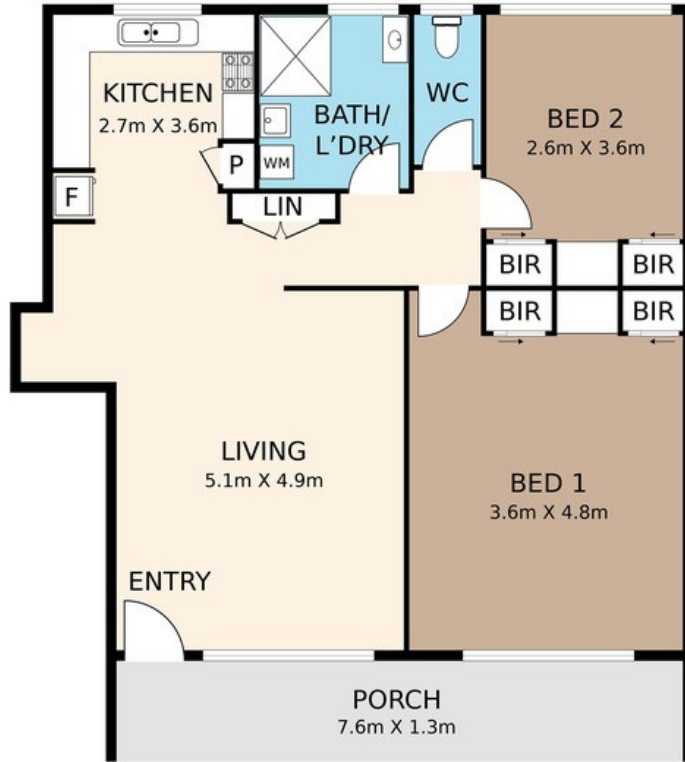
2 BED | 1 BATH | 1 CAR

PRICE:  
\$420,000

OPEN FOR INSPECTION:  
N/A



**Nicole Wheeler**  
**0417508800**  
nicolewheeler@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



**1/4 WEDDELL STREET, PARAP**

DISCLAIMER  
 PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS 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.

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.