






22/100 Farrar Boulevard, Farrar

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## Vacant & Ready —Ideal for Investors or Owner-Occupiers

Positioned only minutes from the Palmerston CBD, this well-maintained property offers a fantastic opportunity to secure a low-maintenance unit in a sought-after complex. Whether you're looking to move straight in, or secure a tenant and add to your investment portfolio, this property gives you the flexibility to choose.

The complex is designed for easy living with low body corporate fees, neat presentation, and a layout that maximises both space and convenience. A private courtyard with garden shed adds an outdoor element, while undercover parking is located right at your front door.

Features include:

- " Vacant possession —ready for immediate move in or rental
- Low body corporate fees to maximise your return
- Private courtyard with garden shed for extra storage
- Undercover parking at the front door
- Close to Palmerston CBD, schools, shops and transport

Property Information:

- " Area under title: 191 m<sup>2</sup>
- Easements: Nil on title
- Year Built 2015

**FOR SALE**  
\$370,000

### AGENTS

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### AGENCY

LJ Hooker Darwin  
(08) 8924 0900

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Council rates: \$2,071.16 per year (approx)
- Body Corp Manager: North Management
- Body Corp outgoings: \$756.22 (approx) per quarter
- Rental appraisal: \$500 - \$550 pw

This is a great option for those looking to secure a home of their own or an investment property with strong rental potential in a central Palmerston location.

## MORE DETAILS

|               |   |
|---------------|---|
| Property ID   | 5DJRF2X   |
| Property Type | Unit  |
| Land Area     | 171 m2  |
| Including     | Air Conditioning<br>Courtyard<br>Built-in-Robes |

**Jennifer Wardell 0447 007 474**

Sales Representative | [jwardell@ljhookerdarwin.com.au](mailto:jwardell@ljhookerdarwin.com.au)

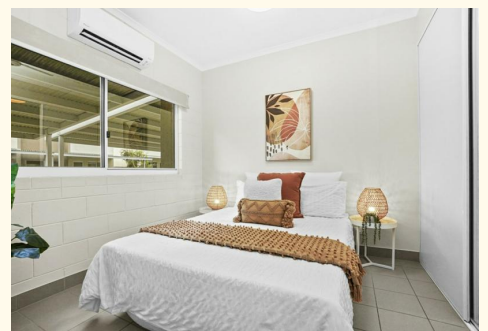
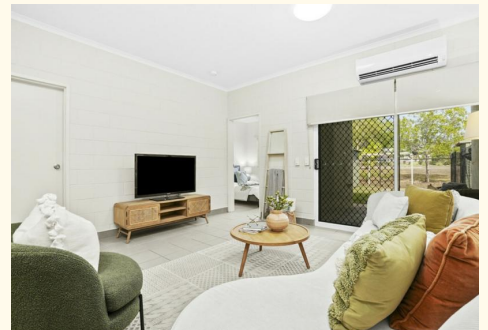
**Robert Higgins 0418 184 754**

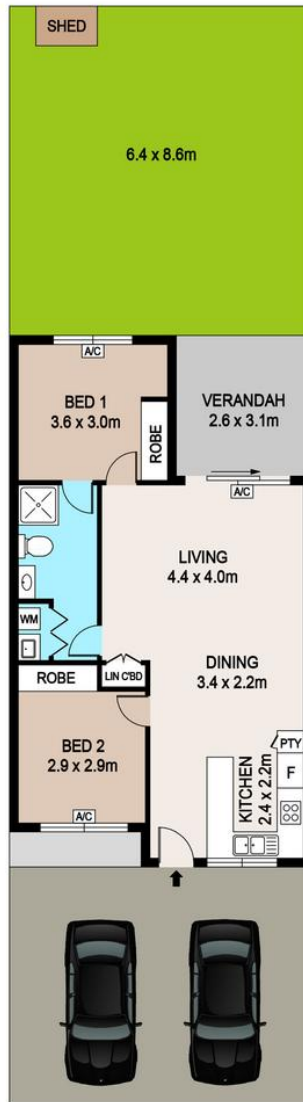
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## 22/100 FARRAR BOULEVARD, FARRAR

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