




9/89 Farrar Boulevard, Farrar

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## Affordable first time investment!

- Sold from our extensive data base prior to being advertised.

This well located property is only minutes from the Palmerston CBD and has a long term Government lease in place with great returns. This would suit an investor looking for guaranteed returns with regular income. The low maintenance complex keeps the body corp cost low meaning you can keep more of the rental income for yourself.

Features include:

- \$520 per week rent, minimum locked in, rent can't go down.
- Management fee includes maintenance so there is no unexpected bills
- Low body corporate fees to maximise your net return
- Would suit investors looking for solid returns and low risk

A small courtyard with garden shed is included with this unit giving occupants some extra room outdoors in the fresh air. Parking is undercover and at the front door of the property for added convenience.

Area under title: 161 m<sup>2</sup>  
Easements: Nil on title

**FOR SALE**  
\$368,000

### AGENTS

Jennifer Wardell  
0447 007 474  
jwardell@ljhookerdarwin.com.au

Robert Higgins  
0418 184 754  
rhiggins@ljhookerdarwin.com.au

### 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: \$1,900 per year (approx)  
Body Corp Manager: North Management  
Body Corp outgoings: \$720 (approx) per quarter.

## MORE DETAILS

Property ID 5DT4F2X  
Property Type Unit

**Jennifer Wardell 0447 007 474**

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

**Robert Higgins 0418 184 754**

Project Planning and Marketing | [rhiggins@ljhookerdarwin.com.au](mailto:rhiggins@ljhookerdarwin.com.au)

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