







20 Hannibal Crescent, Gray

Amazing unicorn investment for Sale

Offered for auction, this is a genuinely rare, unicorn investment opportunity that will immediately resonate with the shrewd, yield-focused investor. Large-scale, income-producing assets with this level of flexibility, separation, and upside are exceptionally uncommon and are seldom brought to market.
Purpose-built for performance, the property comprises nine bedrooms and seven bathrooms, intelligently configured to maximise rental potential. A standout feature is the dual street frontage with two completely independent entrances, allowing for versatile multi-tenancy and diversified rental strategies. The property is further enhanced by separate electrical meters throughout, providing operational clarity, simplified management, and strong appeal for long-term investors. The inclusion of solar power helps reduce operating costs and supports improved net returns.
The asset is already generating approximately $1,200 per week, with immediate and clearly defined upside. By leasing the currently owner-occupied component-comprising three bedrooms and two bathrooms-total income can be increased to approximately $1,900 per week.
For investors who recognise value-add opportunities, there is further scope to create a 10th bedroom with minimal capital expenditure, unlocking an additional estimated $250 per week. Once fully

9 7 9

FOR SALE
$1,250,000

VIEW
By Appointment

AGENTS
Michael Coleman
mcoleman@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

optimised, a shrewd investor could reasonably expect gross returns approaching 9%, a compelling result in today's market for a property of this scale and configuration.
Beyond its strong financial fundamentals, the property also delivers on tenant appeal and security. Features include an eight-person spa, undercover parking, and remote-control security gates, all of which enhance liveability, safety, and rental demand.
Properties of this nature-large-format, separately metered, dual-access investments with proven and expandable income streams-are exceptionally rare. For investors who understand yield, scalability, and future-proofed design, this auction represents a standout opportunity to secure a truly unique, high-performing











MORE DETAILS

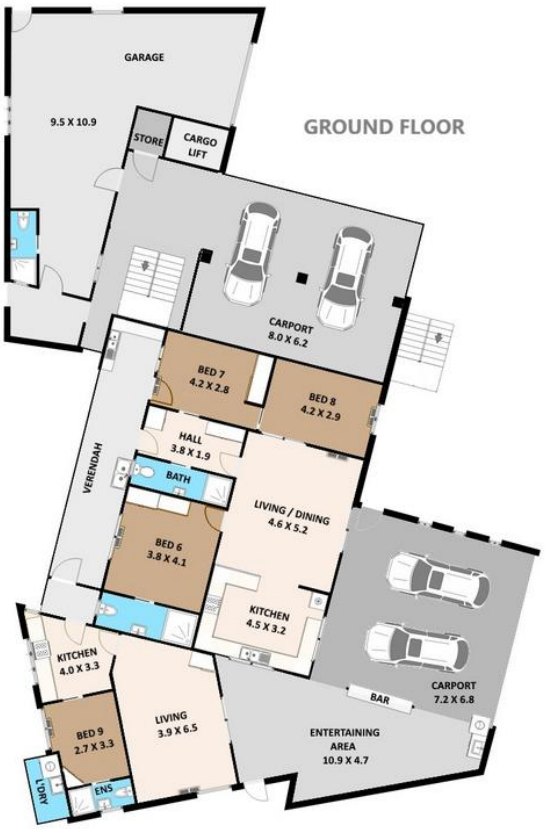
Property ID	5DUUF2X
Property Type	House
Land Area	835 m2
Including	Air Conditioning
	Toilets (7)
	Spa
	Courtyard
	Balcony
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Solar Panels

Michael Coleman
Sales Representative | mcoleman@ljhookerdarwin.com.au

LJ Hooker Darwin (08) 8924 0900
Shop 1/25 Parap Road, PARAP NT 0820
darwin.ljhooker.com.au | reception@ljhookerdarwin.com.au

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.





20 HANNIBAL CRESCENT, GRAY

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.

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.