



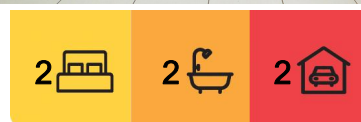
## Johnston, 12/8 Camm Street

The timing is perfect for first home buyers

\* First home buyers may be eligible for the NT Governments \$10,000 first home owners grant.

This is the perfect property for those looking to get their foot in the door of property ownership. This multi-level town house is both affordable and well finished and includes a small yard which is ideal for the green thumb or for those wanting a little more space to relax in. Inside the property, the ground floor is open plan with a well equipped galley style kitchen to maximize the available space. The kitchen includes a dishwasher, loads of overhead storage and a microwave nook for maximum convenience.

Upstairs is the two generously sized bedrooms that include built in mirror front robes and large windows that allow good natural light and air flow into the property. The main bedroom includes an ensuite and the main bathroom is right next to the 2nd bedroom making the layout ideal for tenants or if an owner occupiers wants to rent out the second



**For Sale**  
\$329,000

**View**  
[ljhooker.com.au/5CSMF2X](http://ljhooker.com.au/5CSMF2X)

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**LJ Hooker Darwin**  
(08) 8924 0900

room. The home is fully tiled and air conditioned making it a pleasant and easy to maintain place to live.

Johnston is an appealing suburb as it is quite modern with a number of parks and kilometers of maintained walking trails that include access to a number of preserved WWII historic sites. Take advantage of nearby arterial roads, it is a quick 5 minute drive either into the Palmerston CBD or has easy access to the Stuart HWY to head towards Darwin city or out into the rural areas. With its very own McDonalds, there is also a small commercial precinct under construction which should include a GP's surgery, and very close to the Zuccoli shopping village.

Features include:

- \* Open plan living and dining that flows into the courtyard
- \* Well equipped galley style kitchen with loads of storage
- \* Fenced rear yard, perfect for some private open space
- \* Ensuite off the main bedroom
- \* Fully tiled and air conditioned through out
- \* Internal Laundry for added convenience
- \* Two undercover car spaces
- \* Ideal starter home
- \* Store room off the carport

This property is available to move in now, so stop paying rent and get a place of your own.

Located in a great area with an easy commute to most places, this property is worth the inspection. Don't miss out, enquire today.

Zoning: LMR - Low-Medium density residential

Year Built: 2014

Area under title: 219m<sup>2</sup> (approx)

Easements: None on title

Body Corporate Manager: Altitude management

Body Corporate Fee: \$1050 per quarter (approx)

Council Rates: \$1,949.28 per year (approx)

Rental Estimate: \$480 - \$520 per week

Status: Ready to move in



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## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | 5CSMF2X   |
| <b>Property Type</b> | Unit  |
| <b>Land Area</b>     | 219 m <sup>2</sup>  |
| <b>Including</b>     | Air Conditioning<br>Courtyard<br>Built-in-Robes<br>Fully Fenced |

**Jennifer Wardell 0447 007 474**

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**Robert Higgins 0418 184 754**

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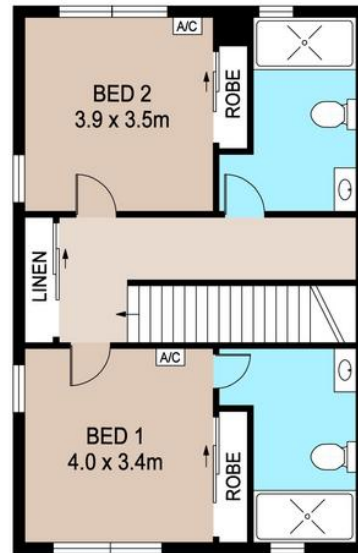


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GROUND FLOOR



FIRST FLOOR

## 12/8 CAMM STREET, JOHNSTON

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.