

6 Shaw Street, Katherine

High-Demand Investment or First Home

Opportunities like this don't last long in Katherine.




6 Shaw Street presents a smart buy for both investors and owner-occupiers looking for a secure, low-maintenance property with strong upside and immediate liveability.

This well-kept 3-bedroom, 1-bathroom home offers a flexible layout and practical design. The large tiled master bedroom includes a built-in robe and direct outdoor access, while the second bedroom is also tiled with a built-in robe. The third bedroom (or rumpus room) is carpeted and provides additional versatility, also featuring built-in storage.

The open-plan lounge and dining area flows into a functional kitchen equipped with ample storage, dishwasher, and electric cooktop—ideal for everyday living or rental appeal.

The bathroom is neat and functional, complete with storage, a new shower, updated vanity, and toilet.

From an investment perspective, this property is ready to perform. With minimal work required, it is immediately rentable and offers

2  1  3 

FOR SALE
\$325,000

VIEW
By Appointment

AGENTS
Leah Garrett
0437 456 474
leah@ljkatherine.com.au

AGENCY
LJ Hooker Katherine
(08) 8972 2788

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**

strong appeal to tenants seeking secure, low-maintenance living.

Externally, the property has been significantly improved with:

New Colourbond fencing with electric gate for security and privacy

Lockable powered garage with storage

- conditioned, lockable workshop (converted container)

Exterior repainting

Garden shed

- maintenance gardens with reticulation

Additional value features include a security camera system and approved plans to extend the master bedroom to include an ensuite and walk-in robe—providing clear future upside.

Importantly, the property was not affected by recent flooding, adding further confidence for buyers and investors alike.

With the majority of upgrades already completed, this is a genuine move-in or rent-out opportunity. Simply add your finishing touch with a ceiling repaint and capitalise on the work already done.

Serious buyers will recognise the value here—act quickly to secure a solid property in a competitive market.

Contact Leah Garrett on 0437 456 474 to arrange your inspection today.

MORE DETAILS

Property ID	GDWFMT
Property Type	House
Land Area	929 m2
Including	Air Conditioning Toilets (1) Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

Leah Garrett 0437 456 474

Sales Executive | leah@ljkatherine.com.au

LJ Hooker Katherine (08) 8972 2788

12 Katherine Terrace, KATHERINE NT 0851

katherine.ljhooker.com.au | reception@ljkatherine.com.au

