



16/9 Charlton Court, **Woolner**

For Sale Massive Reduction, For Lease Low, Low Rent!

Woolner is a key industrial precinct adjacent to Winnellie and the Stuart Highway and is located only 4 kilometres north east of Darwin's CBD. Positioned between the International Airport and the Port of Darwin with the Stuart Highway along the northern boundary and Tiger Brennan Drive to the South. Woolner offers quick access into the CBD as well as being centrally located to all major transport nodes and the rapidly developing town of Palmerston.

9 Charlton Court is a complex of 16 units with a combination of office, office/warehouses and storage units. Unit 16 features 188sqm of internal area over two levels with a reception area and an open plan area downstairs with spate offices upstairs.

There is also a 30sqm courtyard at the rear of the unit that is accessed both from the unit and with a gate from the street.

 218 sqm

**\$430,000 + GST / \$2,750, net + GST p.m.**

ID# 41052112253



**Shun Hatton**  
08 8942 8942  
0414 282 100



**Cameron Charles**  
08 8942 842  
0412 733 795