



## FOR SALE

### 43 Wuyal Road | \$480,000



This charming three-bedroom property sits on a generous 602m<sup>2</sup> block, offering the perfect blend of comfort and outdoor enjoyment.

Nestled back from the street, this home boasts a low-maintenance fully fenced yard that provides both privacy and security. The spacious undercover side carport is ideal for cars and boats.

Property features:

- A brand-new roof installed in December 2022.
- All bedrooms come complete with built-in robes.
- The kitchen offers ample bench and cupboard space.
- Bathroom with separate toilet for added convenience.
- Air conditioning and ceiling fans throughout the home.
- Large undercover verandah for outdoor entertaining.
- Garden shed providing additional storage for your outdoor essentials.
- The undercover carport easily accommodates two vehicles, with room to spare for additional vehicles on the driveway.

This property is currently leased until March 2024, making it an excellent investment opportunity. The estimated rental income of \$900 per week adds to its appeal. Annual Council Rates are approximately \$2,710.

Contact our Agency for further information on 08 8987 2209.



## Cyclone Season

The Top End of the Northern Territory is naturally prone to tropical cyclone events affecting the region commencing on 1st November until 30th April.

We ask that you begin preparing your home by securing and clearing loose materials around the property. Any unwanted, loose items that remain can cause a risk to the property and those surrounding.

To reduce the risks posed by Cyclones and aid in the protection of yourself, family, and possessions we ask you to be prepared, as cyclones can be extremely unpredictable. It is essential to have an up-to-date emergency plan and fully stocked emergency kit to sustain you and your family for up to 72 hours.

For further information and advice on preparing your family can be found by visiting the below websites:

- [Nhulunbuy Corporation](#)
- [Secure NT](#)
- [NT Police, Fire & Emergency Services](#)

It's best you act now as the arrival of a cyclone is a very busy time and supplies tend to run low quickly in Nhulunbuy.

LOOK WHO'S BACK



Elf on the Shelf -  
December 2023

If you're a business and would like to get involved, please get in touch and we can provide some more information.




# Meet the Team | Edith Wunungmurra | Gapuwiyak Community Housing Officer

Edith joined our team in April this year as our Community Housing Officer located in Gapuwiyak. Edith's role is to support families in their home and connect them with services to encourage them to be living strong.



## What's happening this month

- 4th Nov** Toy Run
- 7th Nov** Melbourne Cup
- 11th Nov** Remembrance Day
- 18th Nov** Nhulunbuy High School Formal
- 24th-25th Nov** Arafura Dance Concert
- Feb 2024**  **EARE Barra Comp is coming!**

## Current Listings

### FOR SALE

- 1 Fusina Close - offers over \$780,000
- 43 Wuyal Road - \$480,000 Price Drop
- 6 Jasmine Close - \$620,000 Under Contract

### FOR RENT

- Lot 259 Laynhapuy Court - EOI
- Lot 85 Galpu Road - \$650-850 per week
- Rirratjingu Business Centre - \$500 per m2 + GST & Outgoings
  - Tenancy 04
  - Tenancy 06

### SHORT TERM ACCOMMODATION

- Workers Camp - Single ensuite rooms - \$175 per night

*If you have an unoccupied property or simply want to better understand the current market, reach out to one of our quality agents and we can provide a current market rental or sales appraisal.*

## NT Chamber of Commerce Business Excellence Awards

Our team, along with many others from Gove, was thrilled to represent our region at the NT Chamber of Commerce Awards in Darwin on the 28th of October. While we didn't clinch the win, the experience was incredibly rewarding, and we are truly honoured to have been nominated for Corporate Social Responsibility. Being recognised for our commitment to social responsibility is a testament to our collective efforts, and we are grateful for the opportunity to showcase our dedication to making a positive impact in our community. We look forward to continuing our efforts and contributing to our region.



## East Arnhem Real Estate Barra Comp 2024

As we prepare for the 5th Annual Barramundi Championship in February 2024, we are seeking potential sponsors to join us in making this year's championship the most memorable one yet. If you or your organisation share a passion for promoting community engagement, supporting local events, and being a part of something truly special, we invite you to consider becoming a valued sponsor.

If you would like more information on becoming a sponsor, email [accounts@eare.com.au](mailto:accounts@eare.com.au) and we will gladly provide you with detailed information about the various sponsorship packages available.