



## FOR SALE

### CITY CHIC UNIT

Experience life without the commute in this chic one-bedroom apartment in the centre of Darwin. Leave the car at home and take a walk through the city to local restaurants, boutique shopping and cafes in minutes, maybe stay in and enjoy a relaxing drink from your balcony taking in the sweeping CBD views or take a dip in the inviting rooftop pool.

The open living area is the central point of the unit's functional modern layout with an abundance of storage options throughout the entire unit making clever use of all areas. Fully tiled with ceiling fans and air conditioning throughout and large sliding doors to the balcony area ensure the unit stays cool all year round.

While compact, the kitchen offers all modern conveniences including dishwasher with large double sliding doors concealing even more storage space options. The main bedroom features built in robes around the bedhead and extra cupboards above, giving the feel of an even larger room with louvered windows to capture the cool dry season breezes. The bathroom is simple but very handy with an under-bench front loading washing machine all in the one neat area with shower and toilet. Off the main living area is the study, it is straightforward and yet extremely practical plus has a fold away bed for visitors cleverly stowed away along with even more storage.

#### Features to Note:

- Modern, 1-bedroom apartment situated in a block in the heart of Darwin city
- Enjoy sweeping views across the Darwin CBD
- Large bedroom with built-in robe and louvered windows
- Modern kitchen with overhead cabinetry & extra storage
- Open plan living & dining area
- Study area with fold out bed for guests
- Security intercom access and secure under cover parking for one vehicle
- Rooftop pool with viewing terrace

The property is currently rented with exceptional returns through NRAS yet can be made available for an owner occupier.

Viewings by appointment only, so contact us today to secure your interest before this one goes quick!

1 BED | 1 BATH | 1 CAR

PRICE:  
\$237,000

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.