

# FOR SALE

## GREAT CBD INVESTMENT!!!

Tenanted at \$470 per week until March 2025!!!

Effortlessly blending modern urban living with a functional layout, this one-bedroom apartment stands out as a prime investment opportunity or first home. Nestled just a short stroll away from Darwin's captivating Waterfront Precinct, it boasts proximity to an array of lively bars, restaurants, and shops in the bustling CBD.

Discover this unique one-bedroom corner apartment, perched on the 8rd floor of a well-appointed CBD complex with HUGE verandah offering sweeping views of the cityscape and distant water views.

The contemporary and luminous design, featuring freshly painted crisp white walls and neutral tiled floors and tones, sets the stage for a chic city lifestyle. The open-plan living area offers a comfortable space that flows seamlessly to the spacious balcony. Step into the galley-style kitchen, a highlight of the apartment with its modern appliances and lots of storage. The airy bedroom is adorned with generous built-in robes and louvre windows that invite refreshing breezes. The well-presented bathroom includes a walk-in shower and an integrated laundry for added convenience. A versatile study/guests bedroom, complete with additional built-in storage and a pull-down bed, seamlessly adjoins the living space.

Tiled floors and a split-system AC ensure a cool and comfortable ambiance throughout. Secure basement parking for one vehicle is provided, along with access to the complex's pool via one of the two lifts. Conveniently located within walking distance to the heart of the CBD, Tipperary Waters marina and the Waterfront Precinct; this apartment appeals to those seeking a modern, low-maintenance lifestyle in a thriving urban setting. The savvy investor will appreciate the immediate returns or the home owner will love the allure of this fantastic CBD location. Around the Suburbs: Immerse yourself in the vibrant atmosphere of the renowned Mindil Markets. Indulge in a refreshing swim at the Darwin City Lagoon. Enjoy a leisurely swim in the invigorating Wave Pool. Unwind in style on a Sunset Champagne Cruise, soaking in the breathtaking views. Explore the rich cultural heritage at the NT Museum and Art Gallery.

### About the Property:

Area under title: 63 square metres

Easements: None found

Year built: 2012

Council Rates: \$1,650.00 per annum approx.

Body Corporate Management: Whittles Body Corporate

Body Corporate Fees: approx. \$2,360.00 per quarter

1 BED | 1 BATH | 1 CAR

### PRICE:

UNDER CONTRACT

### OPEN FOR INSPECTION:

N/A

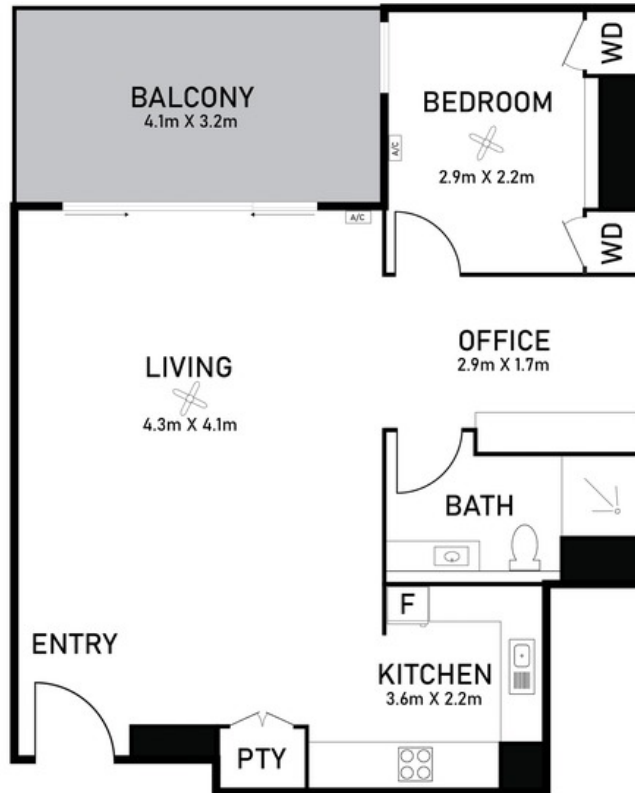


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Scale in meters. Indicative only. Dimensions are approximately. All information contained here in is gathered from source we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

806-3 Gardiner Street Darwin City

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.