



FOR SALE

CITY-EDGE COMFORT WITH STUNNING VIEWS

This spacious, partly furnished studio apartment on the edge of Darwin's vibrant CBD offers stunning city-front views and practical, comfortable living. Perfectly positioned within walking distance of local restaurants and cafes, it combines the convenience of city living with a peaceful, private retreat. Enjoy mornings on your balcony with breathtaking views or take a leisurely stroll to explore the best of the area.

Property Highlights:

- Functional kitchen space: Compact yet practical, the kitchen offers ample bench space and generous storage, complemented by a charming, dated design that adds character.
- Open-plan living: The integrated layout seamlessly combines the kitchen, lounge, and dining areas, providing a versatile setting for relaxation or entertaining.
- Generous built-in wardrobes: Spacious built-in wardrobes offer abundant storage, ensuring a tidy and organised living space.
- Private balcony with stunning views: Revel in the expansive water and cityscape views from your own private balcony—perfect for unwinding or enjoying your morning coffee.
- One-bay carport: Secure and convenient parking with a one-bay carport.
- On-site pool: Beat the heat with access to a refreshing pool, right within the complex.
- Fully furnished studio: Move-in ready and ideal for hassle-free living, the studio comes fully furnished.
- Pets on approval by the Body Corporate

Additional Information:

- Year Built: 1984
- Rental Appraisal \$450 per week
- Body Corp Manager: Raffles Plaza Body Corporate (self managed)
- Body Corporate Fees (approx.): \$818.54 per qtr
- Darwin City Council Rates (approx.): \$433.50 per qtr

Contact me today at 0417508800 or nicolewheeler@atrealty.com.au to schedule a private viewing and experience the beauty and convenience of this property for yourself.

Make an Offer: <https://myatrealty.com/v2/properties/137758/listings/65865/submitofferform>

1 BED | 1 BATH | 1 CAR

PRICE:
\$279,000

OPEN FOR INSPECTION:
N/A



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24/1 BUFFALO COURT DARWIN CITY NT 0800

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.