

# FOR SALE

## INTERSTATE INVESTOR SELLING -FLEXIBLE WITH TERMS

This modern Kube complex apartment combines comfort with style — residents enjoy resort-style amenities like an infinity pool, gym, lift access and secure parking. Ideal for owner-occupiers or investors, this is a rare opportunity to secure a low-maintenance home in a premium location.

### Property Highlights:

- Contemporary kitchen with electric appliances and dishwasher
- Fully air-conditioned -Two generously sized bedrooms with built-in robes, plus an additional study
- Master bedroom features a private ensuite and direct balcony access
- Expansive balcony with top-floor views
- Two secure car parks plus a storage cage

### Additional Information:

- BC ADMIN Fund (approx.): \$2,242.20 per quarter
- BC SINKING Fund (approx.): \$832.50 per quarter
- Darwin City Council Rates (approx.): \$428 per quarter

Contact me today at 0451096881 (khem.gurung@atrealty.com.au) or Nicole wheeler at 0417508800 (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/171888/listings/68078/submitofferform>

2 BED | 2 BATH | 2 CAR

### PRICE:

Offers Over \$450,000

### OPEN FOR INSPECTION:

Jun 21 at 11:30am - 12:00pm

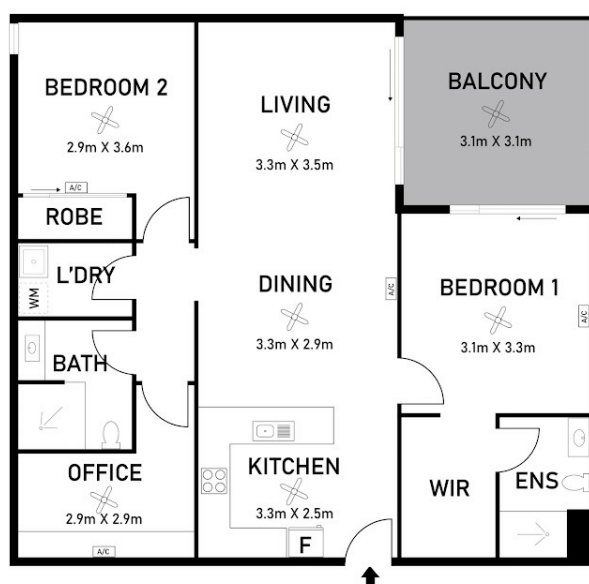


**Khem Gurung**

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Scale in metres. 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

63/39 Cavenagh 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.