

# FOR SALE

## 2-BED, 1ST FLOOR INVESTMENT WITH PARKLAND VIEWS

Positioned at the edge of Darwin's vibrant CBD, this tranquil and sun-drenched retreat offers a peaceful escape without sacrificing convenience. Nestled on the first floor of a boutique complex, this apartment captures morning sun and sea breezes with its leafy outlook over the parklands below. If you investor looking for solid rental appeal, this property is a standout.

With its inviting open-plan layout, Unit 5 is cleverly designed for relaxed urban living. The U-shaped kitchen overlooks the tiled living and dining space, creating a seamless flow out to the balcony—a perfect spot for your morning coffee or unwinding at the end of the day. Both bedrooms are air-conditioned with built-in robes, and the master extends to the balcony, bringing the outdoors in. The bathroom includes combined laundry amenities in a space-saving layout, making it practical and low-maintenance.

### Property Highlights:

- 2 large bedrooms - inner-city apartment
- 1st floor position with stair access (no lift in complex)
- One undercover carpark plus on-street guest parking
- Recently refreshed complex with a modern feel (10 units in the complex)
- Functional U-shaped kitchen with ample storage
- Light-filled open-plan living and dining area
- Balcony with treetop views and morning sun
- Both bedrooms with A/C and built-in robes
- Master bedroom opens onto the balcony
- Bathroom with combined laundry and shower-over-bath

Enjoy the best of both worlds—serenity and convenience. With Darwin's cafes, restaurants, and CBD offices just moments away, plus Cullen Bay, the Esplanade, and the Waterfront Precinct within five minutes, your tropical lifestyle awaits. Don't miss your chance to secure this peaceful city-edge gem.

### Additional Information:

- Year Built: 1986
- Status: Tenanted – ideal for investors seeking immediate rental income

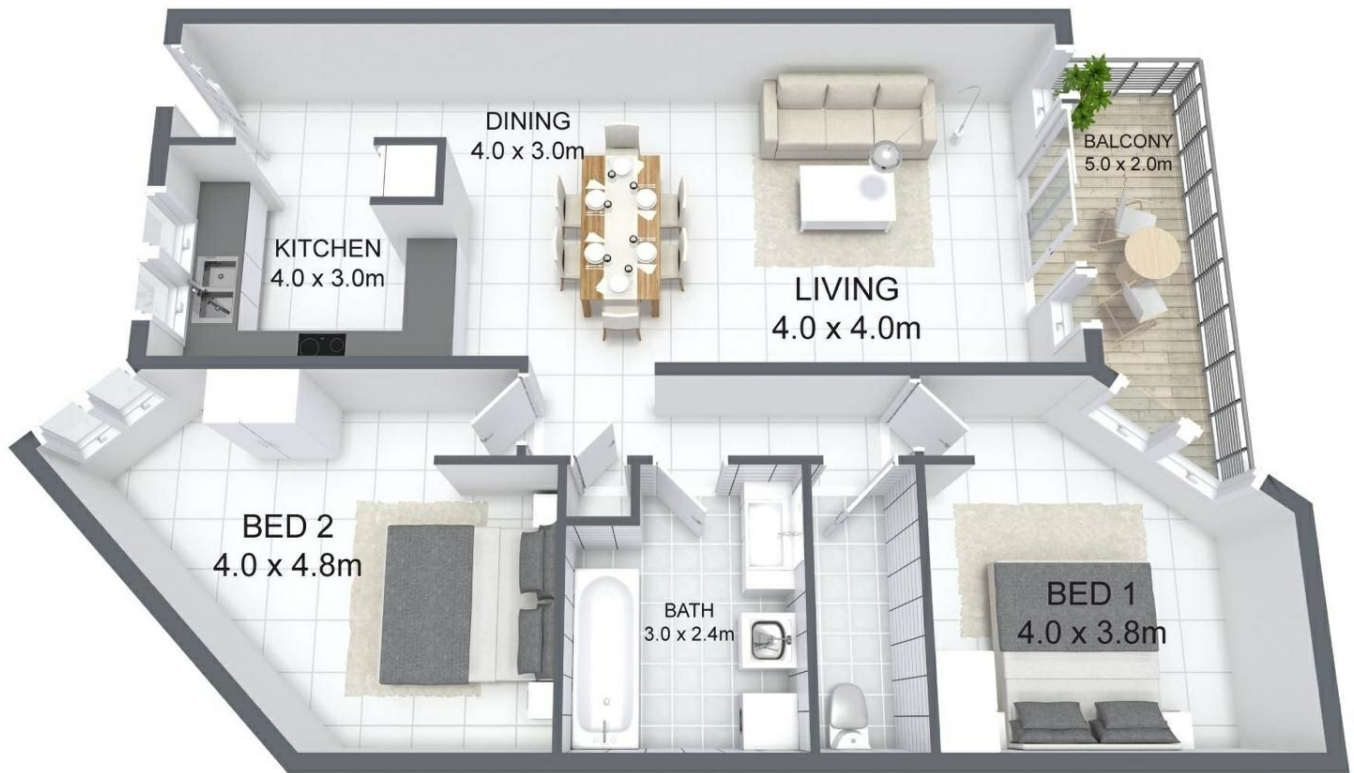
2 BED | 1 BATH | 1 CAR

PRICE:  
\$399,000

OPEN FOR INSPECTION:  
N/A



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**Total Floor Area (Approx.) 95 SQM**

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**5/186 Smith St**

**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.