



SOLD

MODERN, SECURE & TENANTED – PRIME INVESTMENT IN COCONUT GROVE

Nestled in the vibrant suburb of Coconut Grove, this modern 2-bedroom apartment offers the ideal blend of comfort, style, and investment potential. Whether you're adding to your portfolio or stepping into the market, this well-appointed residence ticks all the right boxes.

The home welcomes you with a fresh and functional layout, featuring open-plan living that flows effortlessly onto a private balcony. Positioned in a secure, well-kept complex, it's just minutes from Nightcliff shops, transport options, and popular local schools, providing both convenience and a relaxed lifestyle.

Property Highlights:

- Contemporary kitchen with island bench
- Open-plan living and dining with seamless indoor-outdoor flow
- Two bedrooms with mirrored built-in wardrobes
- Secure gated complex with two car parks
- Family-friendly with on-site children's playroom
- Access to a large, well-maintained pool

A fantastic opportunity for investors or home seekers looking for value in a prime location. Don't miss out on this smart, low-maintenance property with all the right ingredients for comfortable modern living.

Additional Information:

- Year Built: 2015
- Status: NT Government Lease – ideal for investors seeking immediate rental income
- Current Rent: \$580 per week
- Lease Ending: 28/02/2026
- Body Corp Manager: North Management
- Total Body Corporate Fees (approx.): \$1400 per quarter
- Darwin City Council Rates (approx.): \$1,420 per year

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.

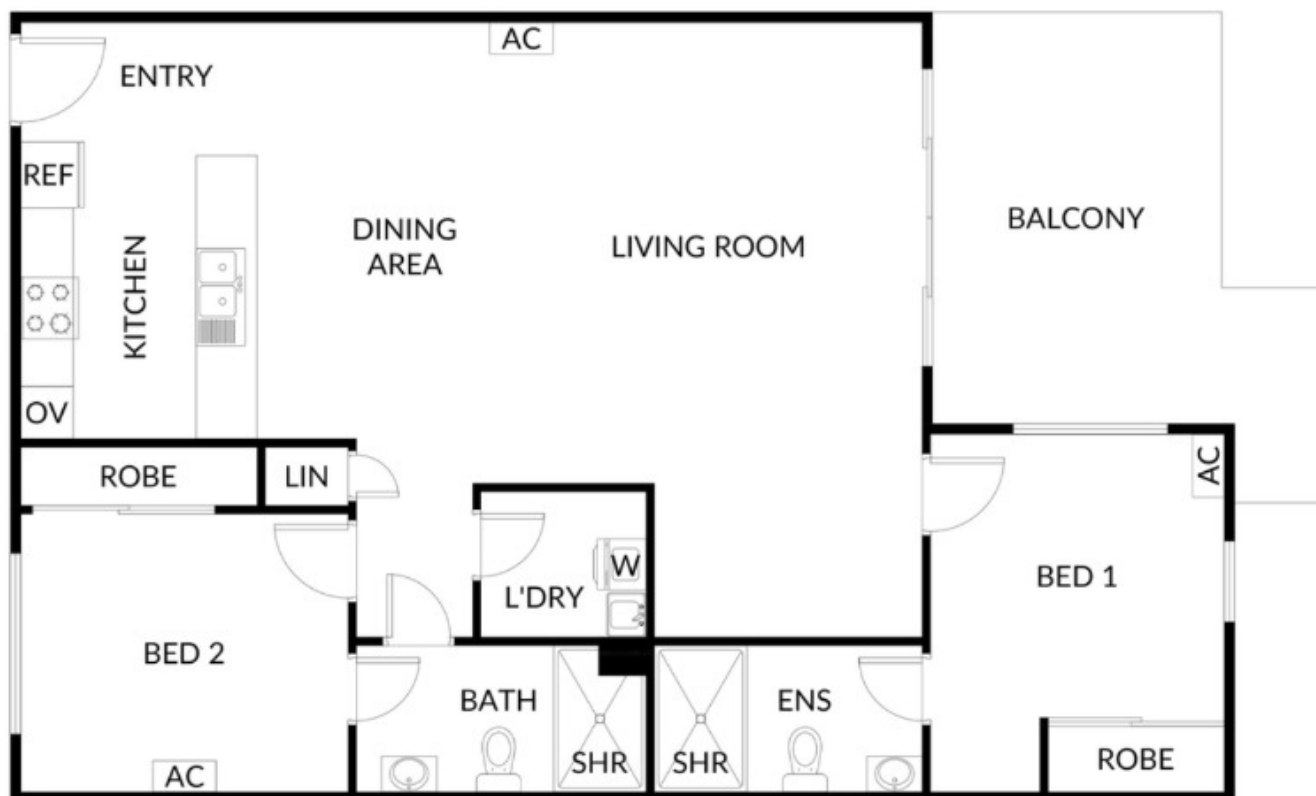
2 BED | 2 BATH | 2 CAR

PRICE:
\$415,000

OPEN FOR INSPECTION:
N/A



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116/15 MUSGRAVE CRESCENT, COCONUT GROVE NT 0810

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.