



# FOR SALE

## ENJOY INCREDIBLE SUNSETS & BREEZES ALL YEAR ROUND

Step inside this amazing home and you feel like you're living on top of the world! Set within the exclusive Cullen Bay Marina precinct, this beautifully presented apartment at 47/6 Marina Boulevard offers an exceptional opportunity to secure a luxurious coastal lifestyle. The aspect and orientation provides complete privacy.

### Property Highlights:

- Private and secluded apartment
- Spacious, open-plan living and a well designed floor plan layout
- Two generous bedrooms and two bathrooms
- Study at rear - easily converted into a 3rd bedroom
- Cross flow ventilation through the entire apartment
- Internal Cyclone Shelter
- Expansive balcony with marina and ocean views
- Watch the storms roll in
- Secure complex with lift access and intercom
- Resort-style lap pool and tropical gardens
- Separate ground floor storage near carparking
- Two secure carparks under building
- Walking distance to Cullen Bay beach, restaurants, Casino, and Mindil Beach Markets
- Just minutes from Darwin CBD

### Additional Information:

- Year Built: 1998
- Status: Vacant possession – ready for you to move in immediately.
- Rental Estimate: \$620 per week
- Body Corp Manager: Whittles Body Corporate
- Total Body Corporate Fees (approx.): \$1900 per quarter
- Darwin City Council Rates (approx.): \$1460 per year
- No Pets Allowed by the Body Corporate

2 BED | 2 BATH | 2 CAR

### PRICE:

UNDER CONTRACT

### OPEN FOR INSPECTION:

N/A



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## 47/6 MARINA BOULEVARD LARRAKEYAH NT 0820

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.