

ADDRESS UPON REQUEST



## FOR SALE

### BIG, BOLD & BEAUTIFUL TOWNHOUSE WITH POOL!

This small group of exclusive townhouses are located on the city fringe in the highly desirable suburb of The Gardens. Architecturally designed it offers an impressive blend of space, style, and modern comfort. With its own private plunge pool and generous living areas, this is a home that delivers both everyday ease and a touch of luxury.

The open plan layout creates a seamless connection between the living, dining, and kitchen spaces, flowing effortlessly out to a private entertaining area. The well-appointed kitchen features stone benchtops, quality appliances, and ample storage, all designed to complement a relaxed, low-maintenance lifestyle just moments from the Darwin CBD.

#### Property Highlights:

- Four spacious bedrooms
- Modern finishes fixtures and fittings throughout
- Two sleek, modern bathrooms with high-quality fittings
- Private balconies off each bedroom
- Fully tiled and fully air-conditioned throughout
- Stylish kitchen with stone benchtops, dishwasher, and generous storage
- Open plan living flowing to a private plunge pool
- Double lock-up garage within a secure complex

Conveniently located near George Brown Darwin Botanic Gardens, Cullen Bay Marina, and the iconic Mindil Beach Sunset Market, this property offers an enviable lifestyle surrounded by some of Darwin's best amenities. If you are looking for a modern home with space, privacy, and a premium location, this is one worth your attention.

#### Additional Information:

- Year Built: 2009
- Status: Tenanted – ideal for investors seeking immediate rental income
- Current Rent: \$1,050 per week
- Lease Ending: 13 / 12 / 2026
- Body Corp Manager: Bell Strata
- Total Body Corporate Fees (approx.): \$1700 per quarter

4 BED | 3 BATH | 2 CAR

#### PRICE:

OVER \$850,000

#### OPEN FOR INSPECTION:

N/A

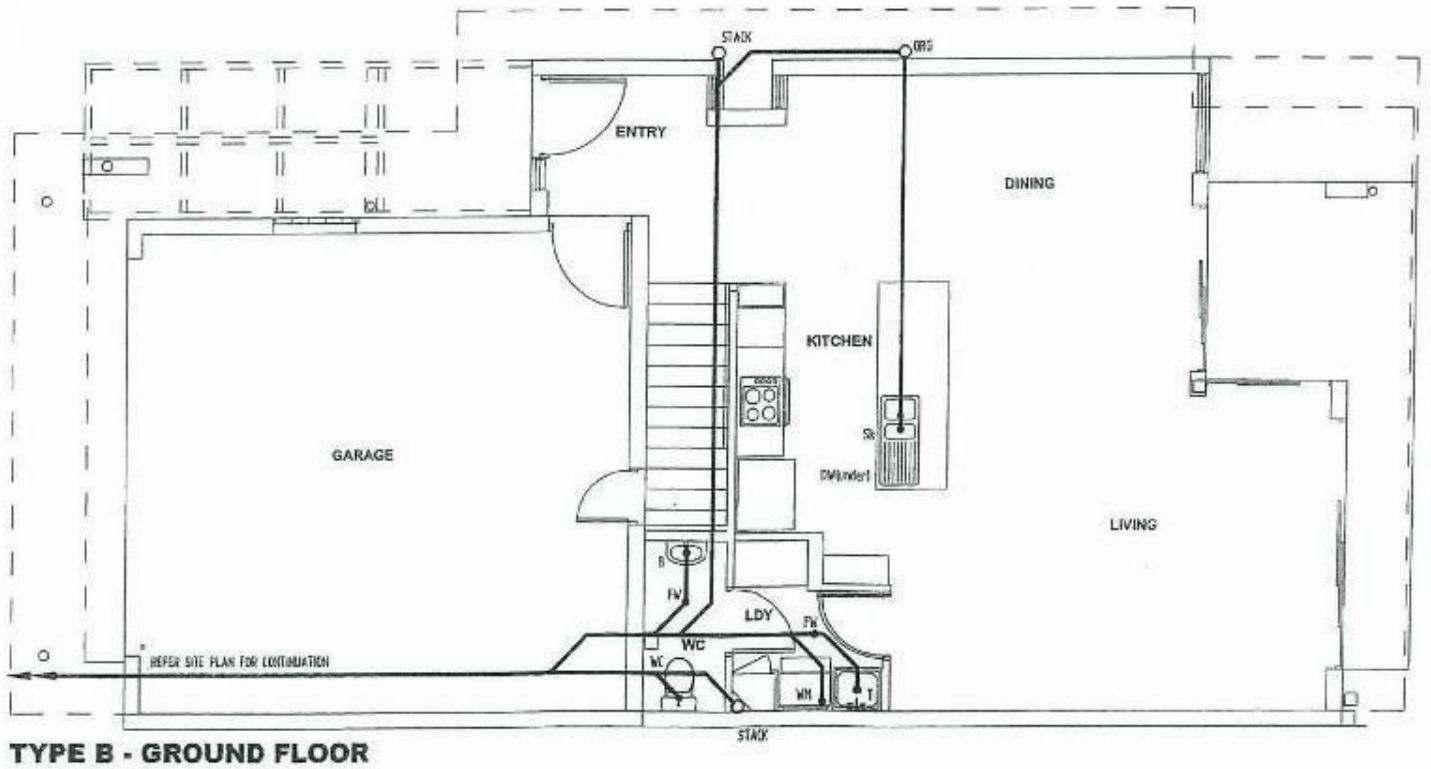


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.