

**1/10 Annear Court, Stuart Park, NT 0820**



**Sold Other**

Monday, 14 August 2023

1/10 Annear Court, Stuart Park, NT 0820

**Bedrooms: 3**

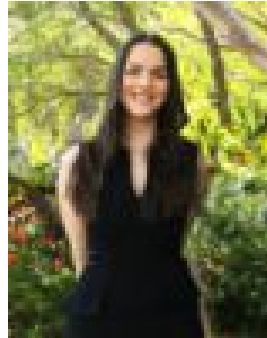
**Bathrooms: 2**

**Parkings: 2**

**Type: Other**



Andrew Harding



Evie Radonich  
0439497199

**\$768,000**

AUCTION On-Site: Tuesday 29th of August at 6:00pm  
Property Specifics: Year Built: 2005  
Council Rates: Approx. \$2,100 per year  
Area Under Title: 517 square metres  
Rental Estimate: Approx. \$850-\$900 per week  
Vendor's Conveyancer: Finlaysons Lawyers  
Body Corporate: Self Managed  
Shared Insurance: \$3,232.50 Annually  
Marina Fees: \$256.86 Per Quarter  
Preferred Settlement Period: 30-45 days from the contract date  
Preferred Deposit: 10%  
Easements as per title: None found  
Zoning: SD10 (Specific Use)  
Status: Vacant possession  
Set in the beautiful surrounds of one of Darwin's most exclusive communities, this quality home is just moments from Darwin CBD, Tipperary Waters Marina, Stuart Park boat ramp, Dinah Oval and Stuart Park Primary School. A bright, airy interior with plenty of space, picture-perfect waterfront access and no shortage of style, this exceptional two-storey home will appeal to those looking for a quality lifestyle with a minimum of fuss.  
Features:- Luxurious two-storey 3 bedroom duplex townhouse- Backing onto Tipperary Waters Marina with option to install water berth for boat- Open-plan indoor outdoor living- Massive timber deck area plus huge timber balcony- Sleek contemporary kitchen- High ceilings lit by modern downlights- Master bedroom features en-suite and direct balcony access- All bedrooms include mirrored built-in robes- Split-system air conditioning- Floating timber floorboards throughout  
Stepping inside this home, you are welcomed by a sense of light and space. As the sun hits the water, the chic white interior showcases multiple examples of contemporary design throughout. The expansive open plan living, dining and fully outfitted, contemporary kitchen area features sleek white cabinetry, stone benchtops, large breakfast island, induction cooktop and sleek stainless-steel dishwasher and oven. The area opens out to a covered patio and a large deck set against stunning water views and tropical gardens, with possible mooring and boat access out into the marina. Back inside, a beech-toned timber staircase leads up to the second level, housing the family bathroom plus an additional living space provides options for a home office or study area. There are three good-sized, bright bedrooms, all with mirrored built-in wardrobes. Two bedrooms enjoy shared balcony access with exceptional marina views. The master bedroom also comes equipped with en-suite. Bonus features include a fully outfitted internal laundry with adjoining downstairs powder room, large storage room adjoining the front entrance and double carport for ample off-street parking. Option to install water berth for private boat. From sunsets to storms, this home will not fail to please. With multiple shops and restaurants also within an easy walk, both owner occupiers and investors will want to move fast. To arrange a private inspection or make an offer on this property, please contact Andrew Harding 0408 108 698 or Evie Radonich 0439 497 199 at any time.