

# 1/13 Sovereign Circuit, Coconut Grove, NT 0810



## Unit For Sale

Friday, 24 May 2024

1/13 Sovereign Circuit, Coconut Grove, NT 0810

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 106 m2

Type: Unit



Shyam Thapa  
0889481153

## offers Over 540,000

Discover the perfect blend of comfort and convenience in this private, detached three-bedroom home. With a spacious floor plan, a low-maintenance yard, and an enticing in-ground spa, this property offers a serene retreat in the sought-after Sovereign Estate. Enjoy light-filled, airy living spaces and a seamless connection to the outdoor entertaining area, all with no Body Corporate fees. Walking distance to Nightcliff Shopping Center and the gorgeous Nightcliff foreshore, perfect for a low-maintenance, peaceful lifestyle.

**Key Features:**

- Kitchen:** Modern design with stone benchtops, Quality appliances including dishwasher, stainless steel oven, Ample storage and preparation space, Convenient breakfast bar for casual dining
- Bedrooms:** Soft carpeting for added comfort, Built-in mirrored wardrobes, Air-conditioning in each bedroom for year-round comfort
- Master Bedroom:** Ensuite bathroom with shower over bath, Vanity with ample storage space
- Bathrooms:** Louvered windows for natural lighting and ventilation
- Outdoor Area:** Private tropical courtyard with in-ground spa, Low-maintenance wrap-around yard, Covered outdoor entertaining area with ceiling fan
- Parking:** Two car parks
- Additional Features:** Internal laundry, Energy Efficiency: 6.6kw Solar panels reduce electricity costs, combining eco-friendliness with savings, Recent upgrade New Sap Pump, Dishwasher, Rangehood etc.

**Location:** Nestled in a peaceful, leafy court, this home offers the perfect blend of tranquility and convenience. Close to Darwin Hospital for quick access to medical services, Walk to Nightcliff Markets for fresh produce and local crafts, Close to Nightcliff Foreshore for walking, cycling, and stunning views of the Timor Sea, Near Nightcliff Jetty, popular for fishing and social gatherings

**Shopping and Dining:** Easy access to Nightcliff Shopping Centre and Casuarina Square, Variety of cafes, restaurants, and bars in Nightcliff and Rapid Creek, Close to school

**Property Details:** Land Size: 287m<sup>2</sup>, Council Rates: \$1367 p/annum (approx.)

**Position:** Tenants in periodic agreement \$660 per week, Easement on Title: None Found

Contact Shyam on 0414287500 to book a viewing or attend our scheduled open inspection or private inspection. All information, including photos, is gathered from reliable sources. Interested parties are advised to conduct their inquiries.