

**1/17 Gardens Hill Crescent, The Gardens, NT 0820**



**Unit For Sale**

Saturday, 3 February 2024

1/17 Gardens Hill Crescent, The Gardens, NT 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 319 m2**

**Type: Unit**



Jennifer Wardell  
0889240900



Rob Higgins  
0889240900

**\$729,000**

Located in one of the most desirable suburbs in the Darwin area, this quality town house is perfect for those looking to live a low maintenance lifestyle on the door step of the Darwin CBD. The Gardens is a unique suburb as it is home to the George Brown Botanical Gardens, Gardens golf links, and the Gardens Cricket and AFL oval, as well as being footsteps to Mindil Beach, Darwin City and the Casino. The design of this property is quite handy with secure parking at the rear and 2 separate store rooms to choose from for additional storage. Bedrooms 2 and 3 are located on this level with easy access to the main bathroom and their own air conditioned living area. The living area opens out into a low maintenance courtyard and visitors entry and holds plenty of potential for the new owners. The upper level of the home includes the open plan living, dining and kitchen areas with a well finished kitchen and walk in pantry. The Kitchen includes stone bench tops with waterfall ends, overhead cabinets for additional storage and plenty of draws at waist level, perfect for pots, pans and other bulky utensils. The main bedroom is also on this level and includes a walk in robe and an oversized ensuite which is very indulgent. Features include: \* Ideal location in a popular suburb \* Private town house with quality finishes \* Solar panels with battery system \* Large polished tiles through out \* Low maintenance court yard with loads of potential \* Secure parking for 2 cars and extra storage \* Large main bedroom with walk in robe and oversized ensuite \* Multiple living areas. Get the best of both worlds with leafy suburban living meeting convenient city side lifestyle and amenity. This is a niche suburb that is tightly held and always gains plenty of interest. Be quick if this style of property is on your radar, or risk missing out. We look forward to hearing from you. Year Built: 2012 Area under title: 319m<sup>2</sup> (approx) Easements: None on title Town Planning Zone: LMR - Low/medium density residential Body Corporate Manager: Whittles Body Corporate Fees: \$1,424 per quarter (approx) Council Rates: \$1,700 per year (approx) Status: Suit owner occupier