

1/2 Kent Court, Stuart Park, NT 0820

SMART.

Townhouse For Sale

Tuesday, 28 May 2024

1/2 Kent Court, Stuart Park, NT 0820

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 247 m2

Type: Townhouse



Stewie Martin

Openn Negotiation

This sale is being facilitated by transparent negotiation. The property can sell to any qualified buyer at any time. Please contact Stewie immediately to avoid missing out. Please copy and paste the following link for reports:

<https://rb.gy/p4zcaz> Exquisite three-story townhouse, meticulously refurbished with modern features, boasts a picturesque landscaped garden, expansive entertaining deck, charming balconies, and a grand swimming pool. The open-plan kitchen and living area seamlessly connect indoors to outdoors through French doors leading to a spacious timber deck, complemented by additional sliding doors opening onto a second balcony. Enjoy leisurely swims in the substantial tiled/concrete pool, perfect for both morning laps and evening relaxation, complete with an integrated spa for added comfort. A pergola adorned with lush foliage offers additional shading over the pool and deck area. The chef's kitchen features high-quality stainless steel appliances, including a dishwasher and gas stove. Two generously sized bedrooms with built-in robes provide comfortable accommodation, while the master bedroom boasts extra storage and access to a private upstairs balcony. The main bathroom impresses with large non-slip tiles, a shower with a spacious bath, a stylish timber benchtop, and contemporary fittings. Ample storage is available in both the bathroom and hallway linen closet. Convenience is key with a large laundry, storage space, and a second bathroom with a shower, providing direct access to the fully fenced yard. This setup facilitates easy outdoor living, including hanging washing and accessing the pool and garden, with a second entrance at the back. The fenced garden is ideal for pets to roam freely. Plantation shutters lend a sophisticated tropical ambiance while offering privacy and light control. Quality porcelain floor tiles adorn the entire residence. A generously sized single roller-door garage provides ample storage and space for a workshop or man cave. Split air conditioning units ensure comfort throughout, and NBN is installed for high-speed internet connectivity.

Property Highlights:

- A beautifully renovated three-story townhouse exuding contemporary elegance.
- Enjoy a landscaped garden, a spacious entertaining deck, charming balconies, and a grand swimming pool for luxurious outdoor living.
- French doors lead from the open-plan kitchen/living area to the timber deck, creating a seamless transition between indoor and outdoor spaces.
- Dive into the substantial pool for morning laps or unwind in the integrated spa amidst lush foliage for added tranquillity.
- Equipped with stainless steel appliances including a dishwasher and gas stove, the chef's kitchen offers both style and functionality.
- Two generous bedrooms with built-in robes, plus a master bedroom with extra storage and access to a private balcony.
- Enjoy the main bathroom's large non-slip tiles, shower with a spacious bath, and contemporary fittings, along with ample storage.
- A large laundry, additional bathroom with shower, and direct access to the fully fenced yard ensure practicality and ease of living.
- Plantation shutters, quality porcelain floor tiles, and lush foliage create a sophisticated tropical atmosphere throughout the property.
- A single roller-door garage provides plenty of storage space, while split air conditioning units offer comfort, and NBN ensures high-speed internet connectivity.

Key Neighbourhood Features:

- Fresh Point Cafe (900m)
- Nightcliff Beach (900m)
- Nightcliff Primary School (1km)
- Woolworths Nightcliff (1.4km)
- Nightcliff Middle School (1.5km)
- Nightcliff High School (1.6km)
- Beachfront Hotel (2.4km)
- Charles Darwin University (4.3km)

Additional Information as follows:

- Council Rates: Approx \$1,700 per annum
- Year Built: 1982
- Planning Scheme Zone: Low-Medium Density Residential
- Area under Title: 247sqm
- Status: Vacant Possession
- Rental Estimate: \$600-\$700 per week
- Body Corporate fees: \$1,377 per quarter
- Settlement Period: 45 days
- Easements as Per Title: Nil

For more information on how Openn Negotiation works see: www.openn.com.au To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and the property could sell at anytime.