

1/23 Charlotte Street, Fannie Bay, NT 0820

CENTRAL

Sold Duplex/Semi-detached

Wednesday, 12 June 2024

1/23 Charlotte Street, Fannie Bay, NT 0820

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 683 m2

Type:

Duplex/Semi-detached



Sascha Smithett

0889433010

\$575,000

For more property information text 23CHA to 0488 810 057 Perfectly positioned within walking distance of both Fannie Bay's beaches and Parap's popular attractions, this lovely duplex creates a quiet, private retreat in a truly desirable setting. - Smart three-bedroom duplex framed by tropical landscaping - Low maintenance appeal through well-planned single level - Neutral tones and tiled floors ensure it's ready to move in - Bright open-plan living flows out to versatile alfresco space - Kitchen boasts granite counters and modern appliances - Covered verandah and carport overlook inground plunge pool - Master features built-in robes and tidy ensuite - Two further robed bedrooms serviced by main bathroom - External laundry and clothesline set neatly at back of carport - Fenced and gated block offers further parking at front of home - Self-managed Body Corporate - Pets are welcome Smart, low maintenance living in a highly desirable setting? This duplex ticks all the boxes for the savvy investor or homebuyer looking to live right in the heart of things, while still feeling like home is a retreat. Featuring crisp tiles underfoot, the interior feels bright and inviting as you step inside, creating something of a blank canvas that you can easily imagine making your own, or being well received on the rental market. At the heart of things, the tastefully appointed kitchen offers seamless interaction with the open-plan living area, which enjoys a gorgeous green aspect and plentiful natural light. Here you will appreciate sweeping granite surfaces and modern appliances, along with a handy breakfast bar and ample storage. With two sets of sliding glass doors, the open-plan flows naturally outdoors, where versatile alfresco space extends indoor living, while remaining relaxed and private. Bordered by lush tropical landscaping, this outdoor space impresses further with its easy-care appeal and sparkling plunge pool. Back inside, generous sleep space is revealed within three bedrooms, each with built-in robe. Both the ensuite and main bathroom are well presented and practical. Adding further convenience is an external laundry and clothesline, which is located at the rear of the flexi double carport. Should you decide to use the carport as alfresco space, there is ample paved parking provided on the fenced and gated driveway. From the front door, you can stroll to Parap Village's shops, dining options and popular weekend markets, while in the other direction, it's an easy walk to the beach, waterside walking tracks and the iconic Sailing and Trailer Boat clubs. Want all this, while being only moments from the city? Get in quick to organise your inspection today. Council Rates: Approx. \$2150 per annum Area Under Title: 389 square meters Year Built: 1985 Zoning: LMR (Low-Medium Density Residential) Pool Status: Compliant to Modified Australian Standard on Unit 1 Status: Vacant Possession Rental Estimate: Approx. \$680 - \$720 per week Body Corporate: Self-managed Body Corporate Levies: Approx. \$1,200 per quarter Water, sewage & insurance: Unit 1 pays 57% as unit entitlement Rent Appraisal: Approx. \$680 - \$720 per week Pets: On approval at owners discretion Deposit: 10% or variation on request