

1/3 Mangola Court, Larrakeyah, NT 0820



Apartment For Sale

Tuesday, 12 March 2024

1/3 Mangola Court, Larrakeyah, NT 0820

Bedrooms: 2

Bathrooms: 2

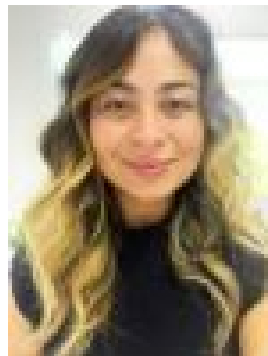
Parkings: 2

Area: 157 m2

Type: Apartment



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UNDER OFFER!

Ellis Parker Real Estate are thrilled to offer this outstanding 2 bedroom 2 bathroom apartment in Leafy Larrakeyah. Situated on level one, in a quiet boutique complex of just 8 apartments and located in a cul-de sac, this home is an oasis of tranquillity amidst the bustling cityscape. Impeccably located, this property is just a short walk to the bustling CBD one way and the amazing Cullen Bay restaurant precinct the other. You can also take advantage of all the wonderful walk paths on the Esplanade or just take a short stroll down to Mindil beach. Immaculately maintained this first floor apartment is of grand proportions, with a huge open plan living and dining area, seldom found in city apartments. The kitchen is also expansive and features plenty of bench and cupboard space, modern appliances and induction cooking. Two great sized bedrooms with the master featuring a generous walk-in-robe and ensuite. The main bathroom features a bath, ideal if you have young children or enjoy a soak with a wine and a good book and there is a separate laundry. The living area feels exceptionally private due to the corner position along with excellent cross flow ventilation. The open-plan living and dining area create a seamless flow, perfect for entertaining guests or enjoying quiet evenings with loved ones. Enjoy 2 designated car spaces side by side. Ready for immediate occupancy or maximise the current rental demand for units of this calibre and secure a great investment opportunity. Features include: • Private corner apartment with first floor Lift access • Ensuite and walk-in-robe to Master Bedroom • Main bathroom includes a bath • Large kitchen with dishwasher and induction cooktop • Incredible living and dining room size • Under 1km to the CBD, Mindil Beach, Casino Precinct, Esplanade, Cullen Bay, Restaurants, Café's • Two allocated car spaces • Ready to live in immediately • Visitor intercom • Year Built: 1999 • Area: 157 sqm • Council Rates: \$1678.21 per annum • Body Corp: \$1,886 + \$314 sinking fund (approx.) per quarter • Contact us today to arrange a private inspection