

**1/6 Stoddart Drive, Bayview, NT 0820**

**CENTRAL**

**Townhouse For Sale**

Saturday, 18 November 2023

1/6 Stoddart Drive, Bayview, NT 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 301 m2**

**Type: Townhouse**



Daniel Harris

## Price Guide \$620,000

Text 6STO to 0472 880 252 for more property information, including body corporate details. Why? Superb location. One of Darwin's best in the prestigious waterfront enclave of Bayview, a stones throw to the city. Blue chip it is. Architecturally designed by eminent architect Ross Tonkin with an emphasis on breezy open plan living spaces. Constructed by highly regarded Bayview Homes in the early 2000's. This one was built with zero shortcuts and will stand the test of time, somewhat of a rarity in Darwin. The Townhouse... Updated? Yes, extensively including a top of the range solar panel/battery set up freshly installed by Delta electrics. Never stress about unwanted power bills ever again. This set up is next level. Courtyard/Garden? Absolutely stunning, a beautiful space to unwind. Balcony? Yes. The perfect space to watch the storms roll by in the wet. Kitchen? Very nice. Modern / contemporary. Good storage, simple and done very well. Bedrooms? 3, main with ensuite and balcony. All with BIR, aircon and fans (as you'd expect) Pet friendly? Yes

Summary of key features:

- Turn key 3 bedroom, 2 bathroom townhouse in popular Edgeview complex
- Beautifully designed with louvres throughout allowing breezy open plan living area's
- Predominantly owner occupier neighbours approx. 80%
- Enormous main bedroom situated upstairs with ensuite and access to balcony
- Remaining 2 bedrooms situated downstairs with access to courtyard
- Modern kitchen with granite bench tops, breakfast bar and plenty of storage space
- Gorgeous ultra private courtyard with an undercover patio area featuring stunning tropical gardens
- Undercover carport for 2 cars plus a really practical storeroom
- 9.6kw solar panel set up with 14.2kw battery – as good as it gets
- Bayview offers fantastic parks for the kids plus numerous walking paths for exercise
- Ideal location well connected to the CBD
- It's leafy and a wonderful place to live

All this located in prestigious Bayview, a sought after location only minutes to Darwin's CBD. Bayview is a fantastic suburb to live in with the marina, modern architecture and clean streets. There are many parks for the kids, great walking paths for exercising and a safe family friendly environment. Viewing certainly required to appreciate the charm, quality and convenient modern lifestyle on offer here.

Council Rates: \$1,700 per annum (approx.)  
Date Built: 2001  
Area Under Title: 301 square metres  
Zoning Information: LMR (Low-Medium Density Residential)  
Status: Vacant possession  
Rental Estimate: \$650 per week (approx.)  
Body Corporate: Castle Real Estate  
Body Corporate Levies: \$1,456 per quarter  
Easements as per title: None found