

**10/1 Lambell Tce, Larrakeyah, NT 0820**



**Sold Unit**

Monday, 16 October 2023

10/1 Lambell Tce, Larrakeyah, NT 0820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



George Pikos

**\$310,000**

Perched high on the hill above SkyCity Casino unit 10, 1 Lambell Tce is securely located on the top floor of a well maintained complex of 11 units. Whether you're an investor looking for an investment property that will appeal to a wide variety of tenancy profiles or a home maker that is looking for a place to call home - this spacious apartment is ideally located for those looking for ready access to the city, Casino, Mindil Beach Sunset Markets and the Golf Course. Showcasing..\* Secure top floor position\* 2 spacious bedrooms - both with built in robes, a/c & big breeze-catching windows\* Open plan fully tiled living and dining areas that lead out to a private balcony with streetscape views\* Main bedroom has direct access to the bathroom and serves as the main bathroom.\* Bathroom has a shower and vanity with storage built in\* Sep toilet, laundry amenities as well adjacent to the bathroom\* Kitchen comes with plenty of storage space and big breakfast bar that doubles up as an excellent food prep area\* There's no lift so stair access only which means you won't need a gym membership? \* Single off-street parking space\* Located less than 5 minutes to the CBD Cullen Bay Marina and the Mindil Beach Markets you simply won't find a better address. Vital Details\* Lot: 1200 Town of Darwin\* Current Rental: \$380pw\* Lease Expiry: 19 Dec 2023 (be in by Christmas)\* Body Corp Fees: approx \$1,106 per quarter (includes Sinking Fund)\* Council Rates: \$1,520 per yr approx. You'll love the location too...\* Extensive Bike pathways to the city, Cullen Bay, Casino, Mindil Beach and beyond\* Nearby to major retailers including Woolworth's, Coles and more\* Within easy reach of local Cafes and restaurants\* 3 minutes from the heart of the CBD Call George Pikos to arrange an inspection on 04 3800 4800.