

**10/154 Smith Street, Larrakeyah, NT 0820**



**Apartment For Sale**

Tuesday, 30 January 2024

10/154 Smith Street, Larrakeyah, NT 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 123 m2**

**Type: Apartment**



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## AUCTION On Site

AUCTION On-Site: Tuesday 27th February 5:30pm Step outside to your very own balcony and take in the city and harbour views. You'll love spending time here, whether it's enjoying your morning coffee or entertaining friends. This oversized 3-bedroom, 2-bathroom apartment located within 5 minutes of the Darwin CBD, has everything you need to live comfortably and in style. With tiled floors throughout, you'll love the clean look and easy maintenance. The living space is well-ventilated, providing fresh air and natural light to keep you feeling invigorated all year round. The wrap around kitchen boasts plenty of bench space, overhead cupboards and double sink looking out towards your balcony. The lounge and dining areas flow on from the kitchen and is perfect for day-to-day life, as well as entertaining guests, with a glass sliding door opening out onto the balcony. The bathroom is designed with your comfort and convenience in mind as it has two sinks, so there is plenty of room for everyone in the morning rush, whilst the bathtub also has a shower. With three spacious bedrooms, all including built in robes, the master also has glass sliding door access to the balcony and an ensuite. Don't miss out on this amazing opportunity to live in a prime Larrakeyah location with all the creature comforts. What we love about this property: - 3 Bedrooms with built in robes - Master bedroom includes sliding door access to balcony & ensuite - Tiled floors throughout - Light, bright and well-ventilated living space - Wrap around kitchen with breakfast bar and overhead storage - Bathroom includes twin sinks and bathtub/shower combo - Balcony with cityscape and harbour views - Nearby to local school including Larrakeyah Primary, Darwin Middle and Darwin High School - Walking distance to Darwin CBD and Mindil Beach, the location is perfect for investors and owner occupiers Property Specifics: Year Built: 1999 Council Rates: Approx. \$1,750 per year Area Under Title: 173 square metres Rental Estimate: Approx. \$650 to \$700 per week Body Corporate: Whittles Body Corporate Levies: Approx. \$1,515 per quarter Pet friendly: TBC Vendor's Conveyancer: Dentons Preferred Settlement Period: 30 days from the contract date Preferred Deposit: 10% Easements as per title: None found Zoning: High Density Status: Vacant possession To arrange a private inspection or make an offer on this property, please contact Sanjukta Ghosh 0412 471 475 .