

10/18 Cunjevoi Crescent, Nightcliff, NT 0810

CENTRAL

Unit For Sale

Saturday, 13 January 2024

10/18 Cunjevoi Crescent, Nightcliff, NT 0810

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jacob McKenna
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O/O \$299,000

Text 18CUN to 0488 810 057 for more information on this property. Nestled in the vibrant suburb of Nightcliff, this charming 2-bedroom unit combines comfort with convenience to create an inviting and cosy home. Fully tiled throughout, this unit presents an ideal opportunity for owner-occupiers or investors looking for a low-maintenance opportunity in a prime location.

- Tidy, well-presented 2-bedroom unit
- Light and airy ambience with tree-top views
- Bright main living room with split system air-conditioning
- Modern kitchen featuring ample cupboard space and breakfast bar
- Spacious master bedroom boasts built-in robes, air conditioning, and dual outlook.
- Second bedroom with built-in robe and flooded with light
- Neutral and well-maintained bathroom with combined laundry
- Fully tiled throughout
- Banks of louvres to carry the breeze
- Minutes' walk from the beach, shops and school

On the second floor of a small, well-maintained block, this foreshore adjacent, fully tiled unit is ready to go and filled with light. Stepping inside from a security-screened porch entryway, the well-laid-out, open-plan living space is bright and comfortable. The living/dining area is flooded with light and with the adjacent breakfast bar, there are ample configuration opportunities. Louvred windows bring light through the modern kitchen, with stylish cabinetry offering great storage and the breakfast bar adding to the appeal. Setback, the well-appointed master bedroom features built-in robes, air conditioning, and leafy tree-top views framed by sizeable, dual-aspect windows. A wall-to-wall feature window floods the second bedroom with light. The room also boasts built-in robes and air conditioning and would double as a perfect work-from-home office. The combined laundry and bathroom is smartly done and makes great use of the space with each amenity separated. An assigned parking space then completes the picture of this low maintenance, well presented home. An easy, beachside lifestyle awaits, located within approximately 5 minutes' walking distance from the beautiful foreshore, this unit places you at the heart of Nightcliff's vibrant offerings. With schools, shops and cafes right at your doorstep and Charles Darwin University and Casuarina shopping centre just a short drive away, owner-occupiers and investors should not let this opportunity pass by.

Council Rates: Approx. \$1650 per annum
Area Under Title: 66 square metres
Zoning: LR (Low Density Residential)
Status: Vacant Possession
Body Corporate: Elite Strata
Body Corporate Levies: Approx. \$1200 per quarter
Vendors Conveyancer: Tschirpig Conveyancing
Settlement period: 45 Days
Deposit: 10% or variation on request