

**1002/24 Litchfield Street, Darwin City, NT 0800**



**Sold Apartment**

Monday, 14 August 2023

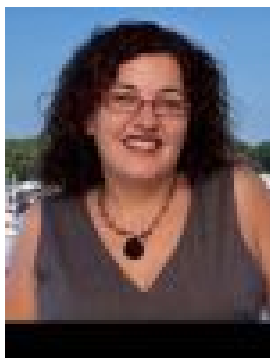
1002/24 Litchfield Street, Darwin City, NT 0800

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Kerri-Ann Laurence

**\$445,000**

Located just behind the Post Office and perched high on the 10th floor to capture views of the glimmering Timor Sea is this immaculate two bedroom city pad. Spacious throughout, this inner city apartment offers the best of city living, having only an office block as a neighbour – meaning quiet weekends and evenings while you watch the magnificent sunset and harbour views from your private balcony. Open plan in design, the living area is a generous size and leads straight out to your balcony with sea views – the perfect spot for a twilight drink with friends while choosing which one of the fabulous city restaurants you will dine at tonight. If you prefer to stay in and cook, the modern and well equipped kitchen will have you cooking up a storm with ease. There has been no compromise for space and luxury in the master suite; the incredibly spacious bedroom boasts a fantastic walk through wardrobe and elegant ensuite, as well as a large built in robe for additional storage. Features to Adore:

- 10th Floor Apartment in Quiet Inner City Location with City & Sea Views
- Two generous bedrooms & Two elegant bathrooms
- Spacious Open Plan Living Leads to Deck for Al Fresco Entertaining
- Modern & Well Equipped Kitchen – Loads of Drawers, Stainless Appliances
- Lagoon Style Complex Pool & Gym
- Very Secure & well maintained complex with one Carpark
- Perfect City Pad, Investment Opportunity & Weekender

Within walking distance to some of Darwin's most popular restaurants and bars you will be the envy of your friends in this fabulous central location. If you are an investor, you only need to look at the close proximity to exciting projects such as the city CDU development which will bring thousands of students to the city to realise the potential this apartment has for future returns. This apartment can be sold as vacant possession OR with a 6 or 12 month corporate lease at \$600/week. You have the option to move in, rent out or AirBnB

Council Rates: \$425 / quarter  
Body Corporate Fees: \$1,933 / quarter  
Year Built: 2008  
Status: Vacant Possession  
Vendors Conveyancer: Cozens Johansen  
Settlement Period: usually 30 days