

**11/188 Smith Street, Larrakeyah, NT 0820**

**CENTRAL**

**Sold Apartment**

Monday, 14 August 2023

11/188 Smith Street, Larrakeyah, NT 0820

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 181 m2**

**Type: Apartment**

**\$665,000**

Text 11SMIT to 0488 810 057 for more property information  
Fantastic Lifestyle - Superb Investment - Rental Appraisal \$800-\$850 per week.  
Offering sweeping views out towards Mindil Beach, this large luxury (181m<sup>2</sup>) apartment located on the top floor of a boutique complex of only 12 apartments; offers 2 huge bedrooms plus separate study/3rd bedroom, delivering executive living in a stunning setting. Beautifully appointed throughout, this apartment flows effortlessly out from a modern kitchen and bright open-plan living, to reveal a huge entertainer's balcony providing an unobstructed outlook over lush parkland to the ocean; and magical sunset views each evening! It is conveniently located within walking distance of the CBD; Mindil Beach and Cullen Bay Marina. Features include:- Two massive bedrooms with lovely water views and direct access out onto the balcony- Large study/office which could easily be converted into a 3rd bedroom- Fully tiled throughout, further accentuated by neutral tones and rich accent walls- Fabulous, curved balcony features glass balustrade to offer unobstructed views- New designer kitchen with granite benchtops; induction hotplates, new oven; dishwasher - Master bedroom features balcony access, dual built-in robes and luxury ensuite- Second bedroom also offers balcony access and stylish built-in robes- Gorgeous main bathroom with corner shower, bath and dual wall-hung vanity- Large study which could easily be converted to 3rd bedroom or media room- Separate laundry room with built-in linen press- Inverter Daikin air-conditioners; stainless steel ceiling fans throughout- Reinforced window tint on sliding doors opening out onto balcony- Two parking bays (side by side); storage lockers- Prestigious complex provides access to secure parking and lap pool  
Enviably located within leafy Larrakeyah, this wonderfully appealing modern apartment offers a relaxed, peaceful lifestyle with all the conveniences of city living literally at your doorstep! The apartment offers a superbly spacious layout, centred around a light, bright open-plan living space, flowing seamlessly out to a huge curved balcony offering sweeping views over lush parkland towards the azure waters that lap at the shores of Mindil Beach. The new designer kitchen is a true statement of quality workmanship boasting a large waterfall island with sleek granite benchtops, quality cabinetry and modern stainless steel appliances and plenty of cupboards and drawers. Generously proportioned and filled with natural light, the master bedroom features walk-through robes and a beautiful ensuite. Both the master and the robed second bedroom also offer sliding door access to the balcony. Complete with bathtub and shower, the designer bathroom adds further appeal, as does the separate laundry and large study, which could double as a third bedroom or media room. Located within a prestigious complex, the apartment provides secure parking for two vehicles, plus access to a sparkling inground lap pool. From the front door, it's moments to Cullen Bay Marina, Gardens Park Golf Links, and Mindil Beach and its markets and casino. Organise your private inspection by contacting Susie Patton-Quinn 0423 368 858  
Council Rates: Approx. \$1600 per annum  
Area Under Title: 181 sqm  
Zoning: HR (High Density)  
Status: Vacant Possession  
Rental Appraisal: \$800-\$880 per week  
Body Corporate: Whittles Body Corporate  
Body Corporate Levies: Approx. \$1977 pq  
Settlement period: 45 Days  
Deposit: 10% or variation on request  
Easements as per title: None Found