

116/15 Musgrave Crescent, Coconut Grove, NT 0810 **RayWhite**

## House For Sale

Monday, 20 May 2024

116/15 Musgrave Crescent, Coconut Grove, NT 0810

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House



Matt Englund  
0404507208



Demi Williams  
0417866821

**\$385,000**

This contemporary 2-bedroom apartment seamlessly blends modern living with convenience, catering to investors, small families, or first-time buyers seeking rental income. Featuring a welcoming interior, it offers two bedrooms with built-in robes, complemented by an open-plan living area flowing onto a private balcony. Situated in the heart of Coconut Grove, it enjoys easy access to Nightcliff shops, schools, and transport while maintaining a serene ambiance within a well-maintained complex. Features: • Modern kitchen with island bench • Smooth transition from living to balcony • Mirrored built-in wardrobes in bedrooms • Security provided by gated complex and parking for two vehicles • On-site playroom for children • Access to a large pool for leisure This property offers an affordable opportunity, blending comfort, style, and practicality. For more information or to arrange an inspection, please contact Matt on 0417 866 821 or Demi on 0448 951 305. Area Under Title: 101m<sup>2</sup> Current Lease - \$550 per week Current Lease Expiry - 6 September 2024 Head Lease Expiry - 28 February 2026 (Rent is reviewed Annually) Easements: None Found Zoning: MR (Medium Residential) Council Rates: Approx. \$1,370 per annum Body Corporate: North Management Body Corporate Fees: Approx. \$1,400 per quarter Settlement Period: 30 days (discuss alternative with agent) Deposit: \$10,000 Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.