

12/132 Dick Ward Drive, Coconut Grove, NT 0810



Unit For Sale

Thursday, 30 May 2024

12/132 Dick Ward Drive, Coconut Grove, NT 0810

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 94 m2

Type: Unit



Jacob Reynolds
0499990981



Umesh Patel
0404748528

FOR SALE

Discover the perfect blend of comfort, convenience and community living at 12/132 Dick Ward Drive, Coconut Drive. This inviting townhouse is nestled within a complex renowned for its welcoming atmosphere, featuring a large shared swimming pool and is primarily occupied by owners who take pride in their surroundings. The location is second to none, providing easy access to everything you need. Just a short stroll will lead you to a picturesque bike path that meanders to the foreshore, and you'll find shops, gyms, markets and charming cafes all within walking distance. Externally, the property boasts a well-designed carport, ideal for vehicle storage. Step outside from the spacious living and dining area into a delightful courtyard surrounded by lush tropical plants—a perfect retreat for relaxation. Inside, this neat and tidy townhouse offers an open layout that maximises space and comfort. The split-system air conditioning and ceiling fans ensure a pleasant climate all year round. The kitchen is a highlight, featuring ample cabinetry and an electric cooktop, making it a practical and enjoyable space for cooking. Upstairs, you'll find two generously sized bedrooms with built-in robes, along with a well-appointed bathroom. The upper level also features a balcony, providing an ideal spot for unwinding. Additionally, this townhouse features an efficient solar hot water system, ensuring eco-friendly and cost-effective living. Situated in a prime location, this property is just moments away from the beautiful foreshore area, perfect for leisurely strolls. Local shopping centres and schools are only a few minutes' drive away, offering utmost convenience. Enjoy exploring nearby boutiques, grabbing a coffee, or dining out at various eateries. For those commuting to Darwin CBD, it's just a 15-minute drive. Additionally, nearby Casuarina provides cinemas and major retail options, ensuring that everything you need is within easy reach.

Year Built: 1986
Council Rates: \$1600 approx annually
Area Under Title: 165 sqm
Rental Estimate: \$480 to \$530 per week
Body Corporate: ACE
Body Corporate Levies: \$1851.30 per quarter
Admin Fund: \$1603.80
Sinking Fund: \$247.50
Vendor's Conveyancer: Ruxy Tschirpig
Conveyancing Preferred Settlement Period: 30 Days
Preferred Deposit: 10%
Easements as per title: Sewerage Easement to Power and Water Authority
Zoning: Low-Medium Density Residential
Status: Vacant- Situated close to all amenities- Split system air conditioning and ceiling fans- Kitchen with electric cooktop- 2 Bedrooms and main bathroom- Balcony and great courtyard area- Situated in a welcoming complex- Close to shops, markets and cafes- Access to bike path leading to the foreshore
Call to inspect with JH Team today!