

**12/302 Casuarina Drive, Rapid Creek, NT 0810**



**Sold Unit**

Sunday, 13 August 2023

12/302 Casuarina Drive, Rapid Creek, NT 0810

**Bedrooms: 2**

**Bathrooms: 1**

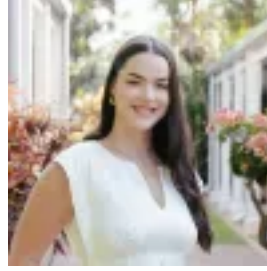
**Parkings: 1**

**Area: 95 m2**

**Type: Unit**



Andrew Harding  
0408108698



Evie Radonich  
0408108698

**\$442,000**

AUCTION On-Site: 22nd August at 6pm  
Property Specifics: Year Built: 1990  
Council Rates: Approx. \$1,700 per year  
Area Under Title: 95 square metres  
Rental Estimate: Approx. \$550-\$600 per week  
Body Corporate: Whittles Body Corporate  
Body Corporate Levies: Approx. \$1,230 per quarter  
Pet friendly: Upon application  
Vendor's Conveyancer: Lawlab  
Preferred Settlement Period: 30-45 days from the contract date  
Preferred Deposit: 10%  
Easements as per title: None found  
Zoning: MR (Medium Density) Status: Vacant possession  
Making the most of its coveted position opposite Nightcliff foreshore, this top floor apartment provides lush park views out over the water, while offering easy access to surrounding amenities. Abundant in natural light, the apartment uses high ceilings to create a beautiful sense of space, complemented by a wonderful entertainer's balcony that can't help but impress with those views.

- Two-bedroom apartment located on top floor within boutique complex opposite foreshore
- Gorgeous balcony offers plentiful entertaining space with sweeping water views
- High ceilings and floor-to-ceiling windows accent open-plan living space
- Tidy central kitchen features modern appliances, ample storage and curved breakfast bar
- Airy master is generous in size, complete with dual built-in robes and space for vanity
- Second bedroom is similar in size, offering built-in robe and desk/vanity
- Bathroom features shower-over-bath, with WC enclosed within separate laundry
- Effortless apartment living enhanced by fully tiled floors and AC throughout
- Parking for one vehicle offered within complex
- Potential to add value/make it your own with updates or renovations

Enviably in its location, this unit is perfect for buyers seeking effortless apartment living within this highly sought-after location, close to both the beach and Nightcliff's fantastic amenities. Stepping into the apartment, you will immediately be drawn to the open-plan living area, where floor-to-ceiling windows frame lush foreshore views. Revealing a fabulous sense of space enhanced by high ceilings and paired-back neutral tones, this living area opens out seamlessly onto the large balcony via three sets of sliding glass doors. Spanning the length of the apartment, the balcony is an entertainer's dream, providing plenty of space for dining and relaxation, while enjoying sensational views out over the foreshore. Back inside, the kitchen is centrally located, featuring ample counter and cabinet space, modern appliances and a breakfast bar for informal dining. As for sleep space, both bedrooms feel generous and airy, with built-in robes to each. They are serviced by a neat bathroom with shower-over-bath and WC enclosed within the separate laundry, featuring a built-in linen press. Air-conditioned and tiled throughout, the apartment remains perfectly low maintenance. And while it is perfectly functional as is, it could provide potential for buyers to elevate it with updates or renovations to really make the most of what's on offer here.

More on location? From the front door, you can enjoy walks along Nightcliff's spectacular foreshore, taking time to check out local cafes, parks and playgrounds. It's also an easy walk to Nightcliff's primary, middle and high schools, with shops also located nearby. To arrange a private inspection or make an offer on this property, please contact Andrew Harding 0408 108 698 or Evie Radonich 0439 497 199 at any time.