

**12/34 Sovereign Circuit, Coconut Grove, NT 0810**

**CENTRAL**

**Sold Unit**

Monday, 14 August 2023

12/34 Sovereign Circuit, Coconut Grove, NT 0810

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Tom Kiem

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**\$305,000**

Nestled within a quiet complex, this ground level unit creates a peaceful retreat, convenient to all local amenities within Darwin's gorgeous northern suburbs. Presenting a light, bright interior, the unit features spacious open-plan living flowing out to a private rear courtyard, complemented by a tidy kitchen and bathroom, two generous bedrooms, and covered parking. Excellently presented two bedroom unit in great location. Interior features well planned, spacious layout, accentuated by neutral tones. Easy, low maintenance living, enhanced by tiling and AC throughout. Open-plan living space features distinct zones for relaxing and dining. Central kitchen is well appointed with modern appliances and ample storage. Paved rear courtyard is private and so easy to maintain. Both bedrooms are generous in size, with built-in robes to each. Contemporary bathroom features oversized framed glass shower. Separate laundry conveniently located within the unit. Covered parking for convenience. A superb find for buyers searching for a well placed, well presented unit, this property delivers effortless, modern living moments from Nightcliff's many attractions. Offering a quiet position within a quality complex, the unit feels welcoming and bright as it draws you into its spacious open-plan living area, complete with flexi zones for dining and relaxing. Off to one side, the tastefully appointed kitchen appeals with modern stainless steel appliances, electric cooking, and plenty of counter and cabinet space. Out the back, the covered courtyard feels peaceful and private, creating plenty of space for entertaining, while keeping maintenance to a minimum. Back inside, the two robed bedrooms are grouped together at the front of the unit, each generous in size. A contemporary bathroom and separate laundry complete the interior, while outside there's a carport at the front of the unit. With public transport close at hand, the property is within easy reach of surrounding shops, eateries, parks and sportsfields. From the front door, it's a short drive to Nightcliff's foreshore, Casuarina Square, Charles Darwin University and the Royal Darwin Hospital. Act fast to make sure you don't miss out on this wonderful opportunity. Arrange your inspection today. Council Rates: Approx. \$1675 per annum. Area Under Title: 196 square metres. Zoning: LMR (Low-Medium Density Residential). Body Corporate: Castle Real Estate Body Corporate. Levies: Approx. \$894 per quarter. Easements as per title: Electricity supply Easement to Power and Water Authority.