

12/73B Ruddick Circuit, Stuart Park, NT 0820

CENTRAL

Unit For Sale

Tuesday, 14 November 2023

12/73B Ruddick Circuit, Stuart Park, NT 0820

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Chris Clarke
0889433077

Price Reduced to from \$315,000

Text 73RUD to 0488 810 057 for all property information.* PRICE REDUCED TO MEET THE MARKET* ANY REASONABLE OFFER WILL BE CONSIDERED* INVESTMENT OPPORTUNITY WITH 7.0% RETURNS* PROPERTY IS TENANTED 27/08/24 FOR \$420 PER WEEKOffering a tranquil lifestyle with treetop and garden views along with the tennis courts in the distance, this is the perfect abode for the executive buyer seeking refuge from the bustle of the city without adding to the daily commute. Positioned on the 2nd floor with stair access and garage and guest parking, this property is a single bedroom design making it the easy option for maintenance and more weekend out doing what you love. Inside is tiled flooring underfoot with A/C throughout. Centrally positioned are the open plan living, dining and kitchen areas with sliding doors at the far end opening onto the balcony with great views and cool sea breezes. the kitchen is a galley design with plenty of built in storage space and prep areas to work from. The bedroom has a door through to the balcony affording it great cross breezes. large windows frame the garden views and there is a mirrored built in robe as well. The bathroom hosts a shower with plenty of space and just outside the door is the laundry amenities with double opening doors that keep this space well hidden from the main living areas. Spend your free time within the complex setting enjoying the lap pool and the tennis courts along with a secondary swimming pool and plenty of shady grassed lawn areas to explore as well. Positioned on the outskirts of the CBD, a stones throw from the Botanical Gardens and Mindil Beach Markets along with an easy commute into the city or the Water Front Precinct; this is the perfect city dwellers home away from the noise and bustle whilst still being only a moment from the action. • Single bedroom apartment in tree lined setting • Open plan living, dining and kitchen with large balcony entertaining • Kitchen is a galley design with plenty of built in storage space and prep areas • A/C and large sliding doors in the open plan living areas • Single bedrooms with tiled flooring underfoot with mirrored built in robes • Tree top balcony basks in the sea breezes and offers a space to entertain • Verandah has tennis court views and looks out over the treetops • Internal laundry room behind double doors to keep it discrete • Complex includes a swimming pool and secondary lap pool • Tennis courts and off street guest parking, secure garage parking as well as intercom Around the Suburb: • 2 minutes from the CBD • Nearby is a gym perfect to stay fit • Easy commute through to work or lifestyle activities • Nearby to the Water Front, Cullen Bay, The Esplanade and so much more Council Rates: Approx. \$1700 per annum Area Under Title: 99 square metres Zoning: SD12 (Specific Use) Status: Leased until 27/08/24 for \$420 per week Property Management: Real Estate Central Rental Return: 7.1% gross ROI Body Corporate: Whittles Body Corporate Body Corporate Levies: \$1,198 per quarter Vendors Conveyancer: Gustafson Franke Lawyers Settlement period: 45 Days Deposit: 10% or variation on request