

1301/31 Woods Street, Darwin City, NT 0800



Unit For Sale

Saturday, 25 November 2023

1301/31 Woods Street, Darwin City, NT 0800

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 106 m2

Type: Unit



Simon Connelly

0411210744

Negotiable Above \$515,000

The Property Positioned on the 13th floor of the prestigious "Oaks Soho Apartment Building" which is conveniently located in the heart of the Darwin CBD, apartment 1301 boasts outstanding Darwin Harbour water views and captures Darwin's popular sunsets. Park your car up over the weekend with everything you need just walking distance from your doorstep. Popular restaurants, cafes, nightlife & entertainment, shopping and much more, all just a short walk from the entrance of the building. Internally the property is modern and contemporary in design, being an inner end apartment there is only one common wall, additional natural light filters through the additional windows that are located in the combined dining and lounge area. Two decent sized bedrooms with built-in cupboards and 2 bathrooms, the main bedroom includes its own ensuite. The property is tiled & airconditioned throughout with an internal laundry directly of the main bathroom. The kitchen has ample storage/cupboard space and includes a dishwasher. The lounge/living/dining area is combined and looks out onto the balcony with the city & harbour views in the distance. The building features a 24/7 reception/lobby area, café/restaurant, 3 lifts, stunning resort style swimming pool area located on the 6th floor and a fully equipped gymnasium with all modern equipment, that looks out over the pool area. Highlighted Features Include:

- Premium Darwin City Location
- Outstanding Darwin City & Darwin Harbour Views
- Convenient City Living in the heart of the CBD
- Modern/Contemporary design
- 2 Bedroom - 2 Bathroom - 1 Car Park
- 24-hour Reception/Lobby
- Restaurant, Café/Restaurant, 24hr Reception/Lobby area
- Fully Equipped Gymnasium with Modern Equipment
- Resort Style Swimming pool deck

The Return Currently leased to Oaks Hotels & Resorts returning \$2,708.33 per month/gross

Location Points of Interest

- Darwin Mall - approx. 2 mins (550m)
- Darwin Waterfront - approx. 3 mins (1.2km)
- Charles Darwin University City - approx. 3 mins (1.1km)
- Mindil Beach Casino - approx. 6 mins (2.5km)
- Darwin International Airport - approx. 13mins (10.9km)
- Charles Darwin University Casuarina - approx. 16min (12.0km)
- Casuarina Square Shopping - approx. 17min (12.7km)
- Royal Darwin Hospital - approx. 21 min (15.5km)

Other Important Information

Area Under Title: 106sqm
Year built: 2014
Council Rates: \$1,700.00 (approx.) p.a.
Body Corporate Manager: Altitude Management NT*
Admin Fee: \$1,406.95.00 (approx.) p.q.*
Sinking Fund: \$34.40 (approx.) p.q.
Easements as per Title: None Found
Status: Currently leased returning \$2,708.33 per month/gross to Oaks Hotels and Resorts
Preferred Deposit: 10% or variation upon request
Preferred Settlement: 45 Days or variation upon request
Inspections are available by arranged appointment only - please contact Simon Connelly on 0411 210 744 or email simon@ofndarwin.com.au to arrange a day and time to inspect this property.