

**1307/4 Kurringal Court, Fannie Bay, NT 0820**

**CENTRAL**

**Apartment For Sale**

Tuesday, 5 December 2023

1307/4 Kurringal Court, Fannie Bay, NT 0820

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Daniel Harris



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## Under Offer

Vacant and ready to be enjoyed immediately! Fannie Bay, Darwin's premier lifestyle location is only a short stroll to the west facing East Point foreshore, with Australia's most glorious tropical sunsets 365 days a year, these stylish and new residences have made a great impression in this prestigious seaside location proving a popular choice amongst buyers with a myriad of recent sales to both owner occupiers and investors. A resort-style, laid back lifestyle is on offer and is perfect for downsizers, retirees, investors, corporate couples and first home buyers wanting to live in this exclusive location at a very affordable price. Located just 5kms from the Darwin Central Business district in the top ends most affluent suburb, these low maintenance apartments offer outstanding value and set a new benchmark in secure, urban residential design living. The lifestyle facilities at Akoya are sensational with no expense spared, including a large resort style in-ground pool and poolside entertainment area with built-in barbeques and picnic area. The air-conditioned gymnasium is fully equipped with state of the art equipment and the established complex gardens are beautifully landscaped with native and tropical fauna to make you feel like you are on holidays every day of the year. There is also a community leisure and room for residents use be it for a party, book club or yoga lessons, as well as an enclosed bike storage area. The apartments spread across five separate buildings have the highest quality finishes with designer style kitchens featuring glossy white cabinetry and complemented by stone benches to provide a sophisticated feel. Top of the line Smeg appliances and a pull-out pantry add to the luxury. Both bathrooms are elegant and feature top quality showerheads and tap-ware. The living area and master bedrooms open out to large, breezy, west-facing balconies offering extra entertain spaces and a fabulous, yet private, leafy outlook and glorious sunset colours every evening. Unit 1307 is located in building 1 on the top floor (3rd) enjoying natural breezes and a pleasant view. Blending the best of both worlds, this residence offers the peace and privacy of modern apartment while benefiting from the many conveniences of trendy suburbia. From beach walks along our pristine coastline, to a day at the races or a relaxed coffee with friends, everything is at your fingertips at Akoya with the iconic Cool Spot Cafe and one of Darwin's favourite authentic pizza joints only metres from your door. Public Transport, linked bike paths, medical facilities and schools all within easy reach. Live amongst the best blue chip real estate in the NT for an affordable price a hop, skip & jump to any of the Darwin Sailing Club, Trailer Boat Club, Darwin Ski Club and only minutes to East point reserve, Darwin High School, Museum, Fannie Bay race track, Parap markets, several primary schools, Mindil Beach Markets and Lake Alexander. Priced at valuation Recent 2bedroom sales in Akoya complex: 1201 465k 1111 455k 5102 462.5k 5305 480k 5302 477k 1209 465k First number represents the building (1 to 5) within the complex Second number represents the floor the units located on Final 2 digits represent the room number Council Rates: \$1,600 per annum (approx.) Area Under Title: 104 square metres Zoning: MR (Medium Density) Status: Vacant Possession Rental Estimate: \$560 per week (market rate based on recent leases within complex) Body Corporate Levies: \$1,616 per quarter (approx.) Body Corporate Manager: North Management Carparking: Two secure carparks Pets: Up to 10kg