

**14/262 Casuarina Drive, Nightcliff, NT 0810**

**CENTRAL**

**Sold Unit**

Monday, 14 August 2023

14/262 Casuarina Drive, Nightcliff, NT 0810

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

**\$435,000**

Text 262CAS to 0488 810 057 for more property information Enjoy beachside living without the massive price tag in this light and airy two-bedroom apartment that offers red-hot value with your own ocean views. It is well presented in neutral contemporary tones throughout, and ideally set directly opposite Nightcliff beach, pool and walking tracks, and close to Nightcliff shops. — Spacious living/dining area opens on to ocean-view balcony— Large covered, corner balcony with plenty of space for entertaining— Quality kitchen with stainless steel oven and dishwasher recess— Main bathroom with shower over bath and huge corner vanity— Carpeted master bedroom with built-in robe and desk/dressing table— Built-in robe also to good-sized, light-filled second bedroom— Separate toilet with additional vanity adds convenience— Well-equipped internal laundry with built-in linen cupboard— Split-system air conditioning and ceiling fans throughout— Well-maintained complex with established tropical gardens You can smell the ocean from the large corner balcony that stars in this affordable beach-side apartment that offers low-maintenance living in an unbeatable Nightcliff location. Enter into the wide central hallway where both good-sized bedrooms join the main bathroom, separate powder room and internal laundry at the front of the apartment. There is abundant built-in storage to both bedrooms and the laundry, and the large corner vanity to the main bathroom provides plenty of bench space. The entry hall flows into the spacious open-plan living/dining area at rear that captures abundant natural light and cooling ocean breezes. You'll love the generous adjoining kitchen that features modern cabinetry and a large breakfast bar, and ocean views provide an impressive backdrop for alfresco entertaining on the large corner balcony. The apartment is air conditioned throughout for your year-round comfort, and the tropical complex is beautifully maintained with a manicured lawn and established gardens. This ocean-front apartment will be popular with owner/occupiers seeking a beach-front residence, and investors keen to capture the strong rent returns on offer in this sought-after setting. Be first in line to see it and organise your inspection today. Council Rates: Approx. \$1600 per annum Area Under Title: 127 sqm Zoning: MR (Medium Density) Status: Vacant Possession Body Corporate: Whittles Body Corporate Body Corporate Levies: Approx. \$1296 per quarter Settlement period: 30 days Deposit: 10% or variation on request Easements as per title: None Found