

1405/31 Woods Street, Darwin City, NT 0800

Raine&Horne.

Sold Apartment

Monday, 14 August 2023

1405/31 Woods Street, Darwin City, NT 0800

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 119 m2

Type: Apartment

\$450,000

* Number one in capital city yields - Gross rental yields for units in Darwin, at 7.3 per cent* Limited space to grow as Darwin CBD is situated on a Peninsula surrounded by water on 3 sides putting residential property in the CBD at a premium* Opening in 2024, located 200mts away is the \$250 Million new Charles Darwin University campus* Population expected to triple by 2030* Existing housing shortfalls and low vacancy rates * Over 50 Billion dollars in investment across 11 current projects in mining, defence, government, infrastructure and agricultural.* Up to another 28 potential projects in mining, oil and gas projects set to kick off over the coming decade. * Strategic location within close proximity to Asia.* Depreciation components typically double other capital cities due to high construction standards, building materials and cyclone ratings.* 'Multi-tiered Economy', with Mining, Defence, Government, Agriculture and Tourism all providing economic benefits.* Federal Infrastructure spend of \$1.5Billion into Middle Arm Precinct to develop a sustainable development precinct for renewable hydrogen, carbon capture storage. * Immediate spending announced on Defence Infrastructure announced by Federal Government* Beetaloo Basin - gas fracking project - been given the approvals - expected to produce 13,000+ jobs by 2040 and increase economic activity by \$17+ billionProperty Features: With 119m2 on title this lovely apartment on the 14th floor offers two good size bedrooms. The master has its own ensuite whilst bedroom two has direct access to the master bathroom. Tiled and airconditioned throughout for year-round comfort the location of this property is fantastic. Live in, leave under Oaks Management or even Air BnB for fantastic Dry Season returns - The options are all there!* 14th Floor with stunning city and water views* Secure floor access via a security fob* Hostess kitchen with stone benches overlooking the lounge and dining area* Tiled and airconditioned throughout* Master bedroom with ensuite* Bedroom Two includes two way access through to the main bathroom* Spacious balcony accessible from both Master bedroom and living room* One secure carpark* Swimming pool and gym in complexImportant InformationBody Corp Management: Altitude ManagementBody Corp Levies: \$1834 p/q including sinking fund (approx.)Council Rates: \$1,600 p/a (approx.)Area Under Title: 119m2 (approx.)Year Built: 2014Status: Currently Let through Oaks Management / or vacant possession in 90 daysCall Sanj on 0477 550 818 to book your private inspection!