

14B/174 Forrest Parade, Rosebery, NT 0832



Unit For Sale

Thursday, 4 January 2024

14B/174 Forrest Parade, Rosebery, NT 0832

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Adelia MuPrasad

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Offers over \$300,000

Nestled within the sought-after Sunset Dreams complex, this purpose-built gem is not just a home; it's a lifestyle. Perfect for first home buyers and savvy investors, this unique residence offers a harmonious blend of comfort, convenience, and community.

Key Features:

- Located on the first floor with lift access**
- Open Plan Living:** provides the perfect canvas to personalise your home.
- Spacious Kitchen:** The heart of the home boasts a generous kitchen with ample storage, expansive bench space, and a dishwasher – a haven for those who love to cook and entertain.
- Two Bedrooms:** Enjoy the comfort of two bedrooms with built-in robes, providing both style and functionality.
- Two Bathrooms:** A spacious main bathroom as well as an ensuite in the master bedroom.
- Fully Air-Conditioned and Tiled Throughout:** Beat the heat with full air-conditioning and revel in the low-maintenance appeal of tiled floors throughout the entire apartment.
- Internal Laundry:** Convenience at its best - an internal laundry space designed for efficiency and ease and located in the main bathroom.
- Balcony with Sunset Views:** Unwind after a long day on your private balcony, soaking in the breathtaking sunsets that paint the sky.
- Store Room:** Extra storage space for your belongings, ensuring a clutter-free living environment.
- Basement Parking for 2 Vehicles:** Enjoy the convenience and security of basement parking for two vehicles.

Complex Amenities:

- Inground Pool:** Dive into the refreshing waters of the complex's inground pool, a perfect spot to relax and rejuvenate.
- Children's Playground:** A safe and fun playground within the complex for the little ones to enjoy.
- BBQ Area:** Host gatherings with family and friends at the BBQ area.

Neighbourhood:

- Across the road from Rosebery Primary School and Palmerston College Grades 7 - 9 Complex
- Next door to Rosebery Early Learning Centre
- Next door to Dentist and Medical Centre
- Across the road from Palmerston Rugby League Complex
- Walk to nearby parklands
- Short drive to Woolworths, Bakewell
- 10 minutes drive to Gateway Shopping Centre
- 25 minutes drive to Darwin CBD

Year Built: 2013
Council Rates: \$1590 per annum
Body Corporate: Elite Strata NT
Body Corporate Levies: \$1,239.35 per quarter
Vendor's Conveyancer: Ward Keller
Preferred Settlement Period: 6 weeks
Preferred Deposit: 10%

Lease Information
Lease expiry: 30th April 2024
Current rent: \$480 per week

Don't miss this incredible opportunity to own a slice of Sunset Dreams! Contact Thrive Property NT on (08) 8911 0741 or Adelia on 0409 695 936 to schedule a viewing and make this stunning property your own. Ideal for first home buyers or investors seeking a solid return on investment. Call now to secure your piece of paradise!