

**15/1 Buffalo Court, Darwin City, NT 0800**

**CENTRAL**

**Unit For Sale**

Saturday, 4 May 2024

15/1 Buffalo Court, Darwin City, NT 0800

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Sascha Smithett  
0889433010

**\$445,000**

To view webbook with more property information text 1BUFF to 0488 810 057 Enjoy amazing sunset skies and exclusive city living at its very best with this stunning two-bedroom apartment in Darwin's CBD. This exceptional apartment features:- Executive living- Open plan living and dining- Individual balconies for both bedrooms and dining room- Two-way bathroom (accessible by both bedrooms)- Air conditioning- Guest toilet/powder room- Internal laundry- Secure car space- Walking distance to the CBD- Pets welcome on application Located just a short walk away from the CBD/mall, this solid two-bedroom apartment in a very tightly held unit complex, offers the ultimate opportunity for investors or executive couples. With open plan living and dining the apartment features high ceilings as well as glass windows and walls, providing a light-filled, breezy and spacious home. A good-sized balcony from the living room also enables you to take in the beautiful sunset views and the lights of the CBD. Both of the property's bedrooms come with built-in robes and air conditioning as well as access to their own private balconies. A large two-way bathroom, accessible via both bedrooms, features marble tiles as well as a shower and bath combination, while a powder room, located off the living area, provides a second toilet. An internal laundry provides a further convenience within this apartment. Three balconies mean outdoor entertaining is an absolute must, with your guests sure to be impressed by the stunning views of the CBD and sunsets over the water. The apartment also comes with a secure undercover car space, while the complex also features a beautiful spa and pool. This property's ideal location means you can simply walk to the CBD for work, shopping or dining or enjoy a 10-minute stroll to the Esplanade and Mindil Beach. Located just two minutes away from the golf course and accessible to public transport, this home offers exclusive executive living at its finest. Council Rates: Approx. \$1,660 per annum. Area Under Title: 114 square metres Year Built: 1984 Zoning: CB (Central Business) Status: Vacant Possession Rental Estimate: Approx. \$500 - \$540 per week. Body Corporate: Raffles Plaza Body Corporate Body Corporate Levies: Approx. \$1680 per quarter (including sinking fund) Settlement period: 45 Days or variation on request Deposit: 10% or variation on request