

# 15/34 Sovereign Circuit, Coconut Grove, NT 0810



## Unit For Sale

Wednesday, 29 May 2024

15/34 Sovereign Circuit, Coconut Grove, NT 0810

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 87 m2

Type: Unit



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## Offers Over \$370,000

This surprisingly spacious two-bedroom ground-level duplex unit, centrally located in convenient Coconut Grove, is a perfect entry point into the market or for downsizing. Well-presented and low maintenance throughout, this home ticks all the boxes for easy living. The location offers a very easy commute to the CBD, Casuarina, and the delights of Nightcliff.

**Key Features**

**Open Plan Living:** The living room flows seamlessly out to the large courtyard, effectively doubling the living space.

**Modernised Kitchen:** The upgraded kitchen boasts an abundance of cabinetry, plenty of bench space, a breakfast bar, and stainless steel gas cooking.

**Generous Bedrooms:** The traditional king-size master bedroom and a queen-sized second bedroom are a pleasant surprise compared to more modern units.

**Updated Bathroom:** The refurbished bathroom includes a large shower and adjoins the spacious internal laundry.

**Comfort Throughout:** Fully tiled and air-conditioned, with ceiling fans for year-round comfort.

**Fantastic Courtyard:** The partially covered courtyard is cooled by a ceiling fan and offers privacy thanks to the established tropical garden beds.

**Additional Features**

**Covered Carpark at Front Door**

**Quiet Location in a Peaceful, Leafy Court**

**Location Benefits**

**Close to Darwin Hospital:** Quick access to medical services.

**Proximity to Nightcliff Markets:** Walk to markets for fresh produce and local crafts.

**Near Nightcliff Foreshore:** Ideal for walking, cycling, and enjoying stunning views of the Timor Sea.

**Close to Nightcliff Jetty:** Popular spot for fishing and social gatherings.

**Shopping & Dining:** Easy access to Nightcliff Shopping Centre and Casuarina Square, with a variety of cafes, restaurants, and bars in Nightcliff and Rapid Creek.

**Close to Schools:** Conveniently located near local schools.

**Property Details**

**Council Rates:** Approx. \$1,678 per annum

**Year Built:** 1999

**Area Under Title:** 201 sqm

**Zoning:** LMR (Low-Medium Density Residential)

**Rental Estimate:** \$500-\$550 per week

**Corporate Levies:** \$907 per quarter

**Settlement Period:** 30 days or negotiable

**Deposit:** 10% or variation on request

**Easements as per Title:** None found

**Contact Information**

For more information or to schedule a viewing, contact Shyam at 0414 287 500. Don't miss out on this opportunity - the market is strong, and this property won't last long! All information, including photos, is gathered from reliable sources. Interested parties are advised to conduct their inquiries.