

**16/16 Marina Boulevard, Larrakeyah, NT 0820**

**Raine&Horne.**

**Sold Unit**

Monday, 14 August 2023

16/16 Marina Boulevard, Larrakeyah, NT 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 222 m2**

**Type: Unit**

**\$580,000**

Vacant and ready to move in, this spacious three-bedroom apartment is patiently waiting for its new owners! It has lovely marina views and secure access, making it perfect for the owner occupier or investor. You will love the location with its restaurants dotted along the Marina, the white sandy beach and only a short 3-minute drive to the CBD. Relax in the afternoons looking at the marina and harbour views from your balcony, take in the beautiful sunsets Darwin has to offer or watch the sky light up while the tropical thunderstorms roll in.

- Gourmet kitchen with dishwasher, ample cupboard, and bench space
- Spacious tiled open plan living area with an outlook over the water
- Master bedroom is sizable and has a walk-in robe, ensuite, access to the main balcony as well as a second private balcony
- Two additional bedrooms are very spacious with mirrored built in robes
- Separate large laundry with plenty of storage and second bathroom near the entrance
- Gorgeous marina views from your wrap-around balcony
- Fabulous cool sea breezes all year round
- Secure complex with fob entry
- Complex features a pool for those warm tropical afternoons
- 2 undercover and secure parks

Important Information

- Area under Title: 222m<sup>2</sup>
- Year Built: 1996
- Body Corp Manager: Whittles
- Body Corp Fees: \$2123 p/q (approx.) (includes sinking fund)
- Council Fees: \$1300 pa (approx.)
- Status: Vacant Possession
- Rental Estimate: \$700 per week
- Deposit: 10% or negotiable
- Settlement: 30 days or negotiable

Take a quick stroll to the marina or CBD and explore the boutique shops, restaurants, bars and cafes. Walking distance to the Casino, Mindil Beach Markets, Darwin Botanical Gardens and golf course. This apartment has everything you need, contact Sanj on 0477 550 818 for a private viewing today!