

17/1 Mauna Loa Street, Darwin City, NT 0800



Sold Unit

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 2

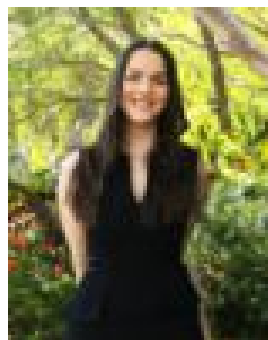
Parkings: 3

Area: 196 m2

Type: Unit



Andrew Harding



Evie Radonich
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\$583,000

This apartment is a MUST SEE!!! You will be blown away by the peaceful views and the privacy. you get 3 car spaces on title and a large storage room. The apartment has quality finishes and an amazing layout. If you are looking for the perfect city apartment, stop looking, this is the one!!!Property Specifics: Year Built: 2003Council Rates: Approx.\$1,600 per yearArea Under Title: 196 square metresRental Estimate: Approx.\$640 - \$690 per weekBody Corporate: WhittlesBody Corporate Levies: Approx.\$1,685 per quarterPet friendly: Not permitted Vendor's Conveyancer: Lawlab ConveyancingPreferred Settlement Period: 30-45 days from the contract datePreferred Deposit: 10%Easements as per title: Sewerage Easement to Power and Water CorporationZoning: HR (High Density)Status: Vacant possessionCapturing spectacular sunsets and sweeping water views, this top floor apartment delivers contemporary comfort within a stylish, spacious design, just a short walk from Darwin's sparkling CBD. Beautifully presented, the apartment extends out from a spacious open-plan living area to a fabulous entertainer's balcony, with further appeal offered in a gorgeous kitchen, three bedrooms and two bathrooms, with parking for three vehicles and a pool also onsite.- Chic city fringe apartment boasting top floor position within contemporary complex- Bright open-plan living area offers plenty of space for relaxing and dining- Opens out via two sliding glass doors to large balcony, offering leafy views out towards water- The incredible and ever-changing view - great for boat or bird spotters and watching storms roll in- Stylish kitchen elevated by granite benchtops, two-tone cabinetry and feature tile backsplash- Master features dual built-in robes and fully tiled ensuite with framed glass shower- Two additional bedrooms, each with built-in robe, private balcony to third bedroom- Fully tiled main bathroom flaunts granite accents and elegant shower-over-bath- Neutral tones and quality tiles accent fully air-conditioned interior- Euro laundry tucked away in hall; expansive storage room in top floor lobby hallway- Intercom access for guests through the pedestrian gate- Parking for three vehicles in complex, plus landscaped inground poolImprovements since 2010:- Replaced all ceiling fans with energy efficient low profile DC fans- Replaced the main living area air con unit with an energy efficient Daikon split system (all three other split systems located in bedrooms are maintained regularly and expected to give many years of service) - Installed a Whirlpool cooktop replacement- Replaced the original dishwasher with an energy efficient Westinghouse dishwasher- Installed sheer and block out blinds to all windows and doors- Repainted the entire apartment.The administration fund is \$75,617.34 in credit and the sinking fund is \$91,021.01 in credit. There is a total of \$1,713.40 debt owed to the corporation. Quarterly contributions are \$1685 for my unit.The parcel of land on which the property is located is zoned as high density residential but land directly across the road (a childcare centre) is zoned as community purpose. The property overlooks residential tropical homes on large allotments in Larrakeyah that are zoned as residential.To arrange a private inspection or make an offer on this property, please contact Andrew Harding 0408 108 698 or Evie Radonich 0439 497 199 at any time.