

**17/144 Smith Street, Darwin City, NT 0800**

**CENTRAL**

**Sold Unit**

Friday, 1 September 2023

17/144 Smith Street, Darwin City, NT 0800

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

**\$450,000**

Text 1445MI to 0488 810 057 for more property information Tenanted until 3/4/2024 at \$625 per week offering a 6.99% ROI (gross) Located in the heart of Darwin's thriving CBD, this modern apartment complex is only moments from events, city walks, beachy lifestyles or coffee dates with mates. Drop the daily commute in favour of more free time to explore and play. This towering complex offers secure access from Smith Street for guests use and garage parking with elevator of course for home makers. Within the complex is a swimming pool / lap pool with outdoor entertaining areas galore plus a gym as well. Inside, the home is light and bright basking in the afternoon sunlight that beams in over the tiled flooring creating a fresh breezy ambience. Open plan living, dining and kitchen areas create the entertaining hub of the home with views over the CBD from the windows and a quiet ambience inside that feels like home. There is a wall of linen / pantry storage space plus the kitchen itself has banks of built in storage and breakfast bar seating as well. From the living areas, a sliding door opens onto the balcony which in turn looks out over the golf course below with the city and the ocean on the horizons. Relax out here in a hammock or entertain in style. Features:

- Supersized inner-city abode ideal for the busy city worker
- Drop the daily commute in favour of more free time
- Secure building with intercom and secure PA access from Smith Street
- Garage parking under the complex
- Communal swimming pool and outdoor entertaining areas
- Internal laundry room and a large internal storage room
- Bedrooms 2 and 3 each have a built in robe, tiles and A/C
- Master bedroom suite with private ensuite bathroom and wall of built in robes
- Main bathroom has a shower and vanity with storage built in
- Wall of linen press storage is a great space for the board games or pantry items
- Open plan living, dining and kitchen areas
- Filled with natural light spilling in over the tiled flooring
- Sun drenched apartment capturing the afternoon light
- Balcony basks in the sea breezes with golf course, city and ocean views
- Kitchen has overhead storage plus wrap around counters
- Light, bright and breezy inner-city abode

The home has three bedrooms; bedrooms 2 and 3 both have a built in robe along with tiled flooring and A/C while the master is enhanced with an ensuite bathroom and a wall of built in robe storage. All of the bedrooms are well sized and private. There is an internal laundry room and adjacent a large internal storage room. The main bathroom has a low vanity with built in storage space plus a shower. Spend your free time exploring the CBD for great restaurants and entertainment throughout the dry season along The Esplanade or Water Front Prescient. Council Rates: Approx. \$2000 per annum Area Under Title: 166 sqm Zoning: CB (Central Business) Status: Tenanted until 3/4/2024 at \$625 per week Body Corporate: Whittles Body Corporate Body Corporate Levies: Approx. \$2,361 per quarter Settlement period: 45 Days Deposit: 10% or variation on request Easements as per title: None Found