

**18/25 Sunset Drive, Coconut Grove, NT 0810**



**Unit For Sale**

Saturday, 13 April 2024

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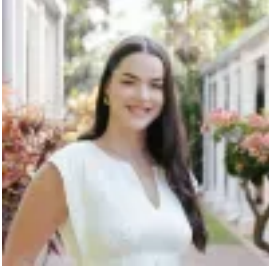
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 150 m2**

**Type: Unit**



Evie Radonich  
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## Offers Over \$359,000

Property Specifics: Year Built: 2006 Council Rates: Approx. \$1,700 per year Area Under Title: 150 square metres Rental Estimate: Approx. \$550 to \$600 per week Body Corporate: Ace Body Corporate Body Corporate Levies: Approx. \$1,758.25 per quarter Pet friendly: No Vendor's Conveyancer: Naomi Wilson Conveyancing Preferred Settlement Period: 30-45 days from the contract date Preferred Deposit: 10% Easements as per title: None found Zoning: MR (Medium Density) Status: Vacant possession

Bright, airy and inviting, this two-bedroom apartment creates a lovely coastal retreat within quiet Coconut Grove, an easy walk from Nightcliff's shopping centre, weekend markets and a superb selection of dining options. - Charming two-bedroom apartment in quiet yet convenient setting - Freshly painted interior and new light fittings enhance light, easy appeal - Lovely open-plan living space extends seamlessly onto private balcony - Lush, tropical aspect complements open-plan living and balcony - Smart kitchen boasts modern appliances and handy breakfast bar - Master features built-in robe and adjoining patio/storage space - Second bedroom also offers mirrored built-in robe - Tidy ensuite and main bathroom, complete with integrated laundry - Split-system AC and tiled floors keep apartment cool and comfortable - Complex features lift, secure parking and shaded inground pool

Whether you plan to move in or rent it out, this apartment will charm you with its effortless design and bright, breezy appeal - and of course, with its location. Upon entering the apartment, you are greeted by light-filled open-plan living, where large windows frame a lush, tropical outlook. Versatile in its layout, this space is neatly overlooked by a smartly presented kitchen, which boasts plentiful counter and cabinet space, complemented by modern appliances and a breakfast bar for informal dining. From here, there is a relaxed flow out to the balcony, where you can easily imagine entertaining friends or unwinding after a long day, enjoying cooling sea breezes, perhaps with a drink in hand. As for sleep space, both the master and second bedroom feel perfectly generous. Featuring an oversized built-in robe, the master appeals further with an adjoining patio, which could also double as storage space, should you need it. Like the kitchen, the ensuite and main bathroom are functional and neat with upgraded vanity, shower screens and mirrors with the potential to carry out further updates. Freshly painted throughout and new light fittings enhance its appeal, while fully tiled floors and split-system AC ensure it remains cool and comfortable, no matter the weather. Completing the package is secure parking for two cars, lift access to the apartment and remote gate access to the complex, which also features a sparkling inground pool bordered by tropical landscaping. Moments from Nightcliff's shops, markets and many popular amenities, it's also just 10 minutes from the city, making that commute a breeze. 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.