

**18/5 Poinciana Street, Nightcliff, NT 0810**



**Studio For Sale**

Friday, 19 January 2024

18/5 Poinciana Street, Nightcliff, NT 0810

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Studio**



Matt Englund  
0404507208



Demi Williams  
0417866821

**\$195,000**

Nestled in the charming beachside locale of Nightcliff, this unit offers an ideal fusion of centrality and convenience. Poised as an excellent investment opportunity, it equally embodies the essence of a cozy, tidy home. A bike ride to Charles Darwin University, a short stroll to the legendary foreshore, around the corner to the main drag and shopping centre, this property will always be in demand. Cosmopolitan Nightcliff has close proximity to the CBD and Airport, and is renowned for its vibrant lifestyle, markets and cafes (where you can watch the sun setting over the Arafura Sea). Less than a block from Unit 18 is the landmark Jetty and swimming pool, with bike tracks and walk ways that stretch out all along the beach front. For more information or to arrange an inspection, please contact Demi on 0448 951 305 or Matt on 0417 866 821. Year Built: Approx. 1982 Area Under Title: 29m<sup>2</sup> Status: Vacant Possession Rental Estimate in the Current Market: \$280 - \$300 per week Council Rates: \$1,360 pa approx. Body Corporate Fees: \$825 per quarter (\$3,300 annual total) Settlement Period: 30 days on or before (discuss alternative with Agent) Deposit: \$10,000 Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.