

**18/6 Marina Boulevard, Larrakeyah, NT 0820**

**Raine&Horne.**

**Sold House**

Monday, 14 August 2023

18/6 Marina Boulevard, Larrakeyah, NT 0820

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 137 m2**

**Type: House**

**\$500,000**

The prestigious "Crown Point" building is perched on the hill at the top of Marina Boulevard and is the gateway to the luxurious waterside suburb of Cullen Bay. This spacious 4th floor two-bedroom apartment 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. Property Details\* 2 bedroom 2 bathroom 2 car parks\* Large balcony with views over Cullen Bay and Darwin Harbour\* Open very spacious living/dining space\* Good sized kitchen with dishwasher\* Airconditioned throughout\* 25-metre lap pool with entertainment pavilion\* Secure storage room\* Desirable and convenient location\* Walking distance to popular cafes, restaurants & bars\* Walking distance to Darwin City Important Information\* Area under Title: 137m<sup>2</sup>\* Year Built: December 1998\* Body Corp Manager: Whittles\* Body Corp Fees: \$1593 p/q (approx.) (includes sinking fund)\* Council Fees: \$1400 pa (approx.)\* Status: Tenanted until August 2023\* Rental Estimate: \$600 per week \* Deposit: 10% or negotiable\* Settlement: 30 days or negotiable