

**19/16 Marina Boulevard, Cullen Bay, NT 0820**

**CENTRAL**

**Sold Unit**

Friday, 1 September 2023

19/16 Marina Boulevard, Cullen Bay, NT 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Ursula Watson  
0889433000

**\$630,000**

Text 16MAR to 0472 880 252 for more property information  
Private Appointments ONLY  
Introducing a magnificent 3-bedroom, 2-bathroom apartment in the heart of Cullen Bay, NT. The master bedroom features an ensuite, walk-in robe, and a private balcony, offering a personal oasis with stunning water views. The spacious wrap-around balcony provides a front-row seat to mesmerizing marina and sea views, perfect for enjoying serene mornings and captivating sunsets. Bright and open living areas create a warm and inviting atmosphere that complements the coastal lifestyle. The modern gourmet kitchen is a haven for culinary enthusiasts, boasting stone benchtops, modern appliances, and ample storage space. Whether you're preparing a quick meal or hosting a gathering, this kitchen is both functional and stylish. The main bathroom includes a full-size bathtub, inviting you to unwind and relax in a spa-like setting. Built-in sliding robes in the secondary bedrooms offer practical storage solutions, while the communal inground swimming pool provides a refreshing retreat for residents to enjoy. This apartment offers not only luxury but also convenience with two secure undercover carparks and a storage cage. Elevator access and secure intercom entry provide peace of mind and easy mobility. Immerse yourself in the coastal lifestyle with access to the marina and nearby amenities. Don't miss this chance to own a piece of waterfront paradise in Cullen Bay.

**Property Highlights:**

- Ensuite, walk-in robe and private balcony to master bedroom
- Stunning Marina and Sea views from large wrap-around balcony
- Dual sliding door access to balcony from living area
- Bright open living areas
- Large open plan kitchen with stone bench tops, modern appliances and fixtures and loads of practical storage space
- Built-in sliding robes in secondary bedrooms
- Main bathroom with full-size bathtub
- Two secure undercover carparks (side by side) and storage cage
- Communal Inground swimming pool
- Lift Access and Secure intercom access
- Complex access via Paspaley Place and Marina Blvd

**Council Rates:** Approx. \$1400 per annum  
**Area Under Title:** 205 sqm  
**Zoning:** HR (High Density)  
**Status:** Vacant Possession  
**Body Corporate:** Whittles Body Corporate  
**Body Corporate Levies:** Approx. \$2117 per quarter  
**Settlement period:** 45 Days  
**Deposit:** 10% or variation on request  
**Easements as per title:** None Found