

2/16 Annear Court, Stuart Park, NT 0820



Townhouse For Sale

Wednesday, 20 March 2024

2/16 Annear Court, Stuart Park, NT 0820

Bedrooms: 3

Bathrooms: 2

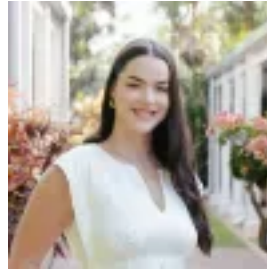
Parkings: 2

Area: 604 m2

Type: Townhouse



Andrew Harding
0408108698



Evie Radonich
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Auction Guide \$1,000,000

AUCTION On Site: Wednesday 17th April 6:00pm | Unless sold prior

Property Specifics: Year Built: 2002
Council Rates: Approx. \$2,100 per year
Area Under Title: 604 square metres
Rental Estimate: Approx. \$1,100 to \$1,200 per week
Body Corporate: Self Managed
Marina Levy: Approx. \$645.90 per quarter
Building insurance: Approx. \$2,752.70 per year
Pet friendly: Yes
Vendor's Conveyancer: Lawlab Conveyancing
Preferred Settlement Period: 30-45 days from the contract date
Preferred Deposit: 10%
Easements as per title: Drainage Easement to Darwin City Council
Zoning: SD10 (Specific Use)
Status: Owner Occupied

Creating a spacious retreat looking out over the marina, this luxury duplex delivers opulent waterfront living in an enviable location, mere moments from Darwin CBD's dazzling selection of bars, restaurants, shops and entertainment.

- Expansive duplex spanning two levels looking out over Tipperary Waters Marina
- Effortless elegance elevates practical design, framed by lush, tropical landscaping
- Tastefully appointed granite kitchen and built-in bar overlook spacious open-plan
- Seamless connection to relaxed alfresco entertaining and sparkling plunge pool
- Private berth in marina accessed directly at rear of property
- Additional living space through upper level, accessed via open timber staircase
- Fabulous master with private balcony overlooking marina, walk-in, study and lavish ensuite
- Two further generously proportioned bedrooms feature built-in robes and balcony
- Main bathroom on upper level, plus third bathroom conveniently located on ground level
- Additional features inc. double lockup garage, laundry and storeroom

Catching cooling sea breezes from its magnificent marina-front position, this marvelous duplex delivers on style, space and setting, which simply could not be better for those who love getting out on the water. Stepping inside, let yourself be drawn into the heart of the home, where you immediately notice its elegant sense of space and seamless connection to the outdoors. Flaunting bold red accents, the gorgeous open-plan frames up a tropical outlook, while effortlessly inviting the outdoors in. Out on the covered entertaining space, alfresco dining and entertaining is an absolute joy. It's all too easy to imagine coming home to enjoy a sundowner on the deck, cooling off in the plunge pool where verdant landscaping provides privacy, or heading out on the water via your private marina berth. Back inside, keen cooks are sure to appreciate the charming kitchen, where sleek granite benchtops offset stylish backsplash and pendant lighting, complemented by quality appliances and a handy breakfast bar. Taking note of the third bathroom conveniently located on this level, take the timber staircase to explore the spacious upper-level family room, which provides great flexibility and a connection to all three bedrooms and the main bathroom. Here you'll find the oversized master is a particular highlight, featuring a private balcony overlooking the marina, as well as a walk-in robe, study and opulent ensuite with spa bath offering marina views. Meanwhile, the two remaining bedrooms feature mirrored built-in robes and a shared balcony. Completing the package is a double lockup garage, internal laundry and storeroom, while split-system AC in every room ensures the home remains comfortable year-round. Steps from local shops, dining and conveniences, the property also puts essentials such as schools and transport close at hand. Come and see it for yourself! 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.