

2/19 Athanasiou Road, Coconut Grove, NT 0810

CENTRAL

Unit For Sale

Friday, 27 October 2023

2/19 Athanasiou Road, Coconut Grove, NT 0810

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



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O/O \$480,000

Amidst a boutique complex consisting of three units, this middle-floor residence promises a unique waterfront living experience. It boasts captivating water views, an inviting abundance of natural light, and an unbeatable location, with each floor housing just one unit. Currently tenanted, this property represents an exceptional investment opportunity. Currently tenanted for \$520pw, Lease Expires 31/01/2024. With rents due to increase. Bright apartment in a small complex of three, with one apartment on each floor. Airy, spacious feel throughout the apartment, featuring neutral walls and tiled throughout. Neat kitchen sits at the heart of the apartment, complete with modern appliances. Versatile living area provides space for relaxing and dining within an open concept. Private balcony extends the living space, providing attractive views out towards the ocean. Large master features a walk-in robe and ensuite with a corner shower. Two additional bedrooms, one with a built-in robe. Fully tiled main bathroom features a shower-over-bath combo. Internal laundry with linen press in hall and access to a private balcony. Secure basement parking for two vehicles, plus lockup storeroom. Ideal for those in search of a laid-back coastal lifestyle with convenient access to all the attractions Nightcliff/Coconut Grove has to offer, this apartment is situated on the peaceful outskirts of this highly coveted neighbourhood, just a brief stroll from the waterfront. Stepping inside, you are greeted by a bright open-plan living area, accented by low-maintenance tiles and neutral walls. Delivering versatile layout options, the living area extends effortlessly to a private balcony, which provides a great entertaining space looking out towards the water. Back inside, the tidy kitchen offers modern stainless-steel appliances, framed by plentiful counter and cabinet space. Checking out the sleep space next, you find a generous master complete with a walk-in robe and ensuite. Of the two further bedrooms, one offers a built-in robe. Both are serviced by the fully tiled main bathroom. There is also a convenient internal laundry with a private adjoining balcony, and as you would expect, the apartment is kept comfortable with split-system AC in every room. Parking is provided for two cars within the secure basement carpark, and there is a lockup storeroom as well. Perfectly comfortable and functional as is, the apartment could provide buyers with the opportunity to add value with some cosmetic updates or more extensive renovation to really make the most of this setting. Love this location? Make sure you don't miss out! Arrange your inspection today. Council Rates: Approx. per annum Area Under Title: 163 square metres Zoning: MR (Medium Density) Status: Vacant Possession Body Corporate: Castle Real Estate Body Corporate Levies: \$1,607 per quarter Settlement period: 45 days Deposit: 10% or variation on request