

2/30 Sovereign Circuit, Coconut Grove, NT 0810

CENTRAL

Unit For Sale

Thursday, 1 February 2024

2/30 Sovereign Circuit, Coconut Grove, NT 0810

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Andrew Lamberton
0889433014

\$380,000

To view webbook with more property information text 30SOV to 0488 810 057 Turn the key on your new property – perfect for the home makers and the investors alike, this move in or rent out ready abode is walk in, sit down and relax ready. Let's check it out!. Nestled within a small complex of only 4, this property has a single carport parking bay at the front with a screen of tropical gardens that shelter the bedrooms beyond. There is additional parking within the complex and shady street parking for guests. Inside the home are two front facing bedrooms each with a built in robe and tiled flooring along with A/C as standard. Free flowing living, dining and kitchen areas have tiled flooring underfoot and A/C of course to keep you cool year round. The dining room is adjacent to the kitchen with plenty of seating space and an easy flow from stove top to table top for quick dinners with the family. The kitchen offers wrap around counters along with banks of built in storage space and overhead cupboards and corner display shelving as well as a view over the courtyard from the sink window. The living room is generously sized and has a sliding door through to the courtyard with a sheltered verandah for easy entertaining, low maintenance gardens and a handy garden shed tucked into the back corner for the tools and potting supplies. This no fuss, move in ready abode has everything you want, a great location close to the beach and Nightcliff and an easy commute through to the city for work. Perfection. Take a short drive up the road to explore the coastline with the sea breezes whipping through. The Nightcliff foreshore, swimming pool and café are only moments away, as are the colour and smells of the Nightcliff Markets on the weekends to explore for local wares and produce. 10 minutes from the City and Casuarina in either direction – the location is key. • Move in or rent out ready abode in a quiet court setting • Single carport parking bay at the front of the home and complex setting for another • Easy care gardens offer a tropical screen over the front of the home • Sheltered front door with security screen • Two front facing bedrooms each with a mirrored built in robe • Banks of louvered windows in the bedrooms and split A/C • Bathroom has a bath / shower combo with a vanity that has storage • Internal laundry room, clothes line is within the courtyard • Open plan living, dining and kitchen areas have tiled flooring • Sliding doors from the dining room through to the courtyard • Dining room adjacent to the kitchen with plenty of seating space • Kitchen has wrap around counters with plenty of prep areas to work from • Courtyard has a handy garden shed and clothes line • Outdoor entertaining areas sheltered under the verandah • Side gated entry to the home, great for getting your bike out for a ride Around the Suburb: • Walk to community parklands and play areas for the kids • Nearby to the Nightcliff foreshore, take the walking paths to the Jetty • Endless pop up carts arrive with dining options along the foreshore • Iconic sunsets from the Trailer Boat Club and the Sailing Clubs to enjoy • 10 minutes from the City or Casuarina in either direction • Nearby to the Home Maker Village • Markets at Nightcliff throughout the dry season Council Rates: Approx. \$1700 per annum Area Under Title: 194 square metres Year Built: 1999 Zoning: LMR (Low-Medium Density Residential) Status: Vacant Possession Body Corporate: Whittles Body Corporate Body Corporate Levies: Approx. \$1274 per quarter Vendors Conveyancer: Law Lab Conveyancing Settlement period: 45 Days Deposit: 10% or variation on request