

**2/32 Marina Boulevard, Larrakeyah, NT 0820**



**Unit For Sale**

Thursday, 29 February 2024

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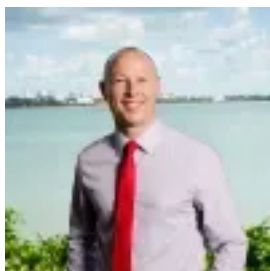
**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 64 m2**

**Type: Unit**



Korgan Hucent  
0889867131

**\$250,000**

Offering a prestige position within elite Cullen Bay Estate, this one-bedroom apartment delivers low maintenance living, complemented by facilities that include a resort-style swimming pool and marina-front alfresco entertaining, framed by beautifully landscaped tropical gardens.

- One-bedroom apartment situated on ground floor of Marina View Apartments
- Effortless layout perfect for downsizers, first home buyers and investors
- Beautifully lit open-plan adjoins kitchenette with stovetop and ample storage
- Easy outdoor entertaining with cooling sea breezes
- Generous bedroom is carpeted for comfort, complete with built-in robe
- Spacious bathroom features shower-over-bath and integrated laundry
- Split-system AC throughout
- Secure, covered parking provided for one vehicle
- Fantastic resort-style pool and spa, with adjoining BBQ and entertaining area
- Walk to boardwalk, boutique shopping, relaxed cafes and bars

In the past twelve months, the apartment has been professionally painted and fitted with new furniture, appliances, crockery and cutlery. This presents an opportunity to purchase fully-furnished & equipped and move straight in with nothing to do, or for investors, immediately continue listing as a short term rental with proven high occupancy rates and strong returns. When it comes to location, you don't get much better than this! Situated within the prestigious Cullen Bay Estate, this apartment offers the coastal lifestyle you've been yearning for, while keeping everyday upkeep to an absolute minimum! Neatly presented and entirely low maintenance, the apartment feels bright, breezy and open, as it welcomes you into its open-plan living space. Providing plenty of room for relaxing and dining, this space opens out effortlessly through sliding doors, where you can easily imagine kicking back with a sundowner as you enjoy those cooling sea breezes. Generous and airy, the bedroom offers a good-sized built-in robe, and is conveniently located close to the smart bathroom with integrated laundry. Adding further functionality, secure parking is provided for one car. Set off to one side, the kitchenette is practical and tidy, and should you wish could be an opportunity to add further value. When you're not cooling off in the fabulous pool, you can wander the boardwalk, doing a little idle window shopping or checking out the iconic Lola's Pergola bar. Also on hand is the ferry terminal and public transport, with attractions such as Mindil Beach, Gardens Park Golf Course and the Botanic Gardens all closeby. And of course, Darwin CBD's vibrant selection of bars, restaurants and entertainment are all moments away.

Organise your inspection today.

Status: Vacant possession  
Year built: 1995  
Area under Title: 64sqm approximately  
Easements: Encumbrance Cullen Bay Marina Management Corporation & Easement of Support - section 13A of The Cullen Bay Marina Act  
Body Corporate: Whittles Body Corporate Management  
Body Corporate Levies: \$1900 per quarter approximately  
Darwin City Council Rates: \$1400 per annum approximately  
Rental estimate: \$400pw unfurnished or \$480pw furnished, approximately  
AirBnB returns (per night rates): \$91 low-season, \$220 should-season, \$369 high-season