

# 22/32 Marina Boulevard, Larrakeyah, NT 0820



## Sold Apartment

Monday, 14 August 2023

22/32 Marina Boulevard, Larrakeyah, NT 0820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 80 m2**

**Type: Apartment**



Mick Smith

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**\$315,000**

Enjoy the very best of both worlds with an apartment close to just about everything and a gross rental return of \$6.95%. Overlooking the marina and just a very short stroll to the fabulous foreshore precinct of Cullen Bay with its beautiful beach, sidewalk cafes and restaurants. There's also the fabulous Darwin sunsets from your spacious balcony. This fully furnished, chic apartment presents a wonderful lifestyle, but there is much more! There's the huge body corp precinct with its three swimming pools, bar-b-ques, and lounge-about facilities. The property has many excellent features including large windows that capture the wonderful views and great sea breezes, enhanced with excellent full cross-flow ventilation. Stroll to the Casino, golf course, Botanical Gardens, and the Mindil Beach Sunset Markets. It's also just a 1 kilometre drive to Darwin CBD and a variety of schools. Features include:- Rent is \$450.00 a week - lease expires 12 April 2023- 6.95% gross return based on full asking price plus Stamp Duty- Fully furnished 2 bedroom apartment- Close to beach, cafes, and numerous amenities- Excellent cross-flow ventilation- Split system a/c's throughout- Large, tall windows to maximise views and - fabulous sea breezes- Excellent privacy & security- Spacious open plan living area- Stone bench top, dishwasher, ceramic cook top- Secure access to this elite building- Secure basement car park- Huge in-ground pools, Bar-b-ques & tropical gardens- Elevator and good security- Short stroll to Casino, Golf course, Mindil Beach Sunset Markets, fantastic restaurants and much, much more! Year Built: 1997 Body Corporate: \$1996 pq including Sinking Fund B/Corporate Managers: Castle Council Rates: \$304 p/q Title Area: 80 m2 Currently rented at \$450 per week until April 2023