

**22/7B Gsell Street, Casuarina, NT 0810**



**Unit For Sale**

Thursday, 25 January 2024

22/7B Gsell Street, Casuarina, NT 0810

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 166 m2**

**Type: Unit**



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**\$430,000**

Property Specifics: Year Built: 2011 Council Rates: Approx. \$1,700 per year Area Under Title: 166 square metres Rental Estimate: Approx. \$500 to \$550 per week Body Corporate: North Management Body Corporate Levies: Approx. \$1,418.32 per quarter Pet friendly: Yes (1 pet per unit) Vendor's Conveyancer: DPP Conveyancing Preferred Settlement Period: 30-45 days from the contract date Preferred Deposit: 10% Easements as per title: None found Zoning: Commercial Status: Tenanted

Spacious and sophisticated, this two-bedroom apartment impresses with its light, bright layout and tasteful appointments, which work to effortlessly complement the apartment's fabulously convenient location, which is just a short stroll from Casuarina Square. - Modern two-bedroom apartment overlooking new Casuarina Aquatic & Leisure Centre - Currently tenanted on a periodical lease at \$500 per week, ideal for investors looking to expand their portfolio or owners wanting to occupy - High ceilings and neutral tones beautifully enhance prized open-plan living - Expansive balcony offers relaxed alfresco entertaining overlooking Aquatic Centre - Tastefully appointed kitchen boasts plentiful storage and quality appliances - Wonderfully spacious master with balcony access, built-in robe and ensuite - Second bedroom also generously sized, complete with built-in robe - Attractive main bathroom features walk-in shower and integrated laundry - Split-system AC and storeroom at apartment entrance add further convenience - Secure parking for two vehicles, plus modern gym and large inground pool

Low maintenance appeal, stylish modern design and fantastic convenience join together to create a wonderfully attractive package in this beautifully appointed apartment, perfect for investors looking to buy in this highly desirable setting. Upon entering the apartment, you are greeted by a light and airy living space, where high ceilings and abundant natural light enhance its sense of space. As inviting as it is versatile, this living area expands over an open concept, which spills out easily onto a spacious balcony. Absolutely perfect for entertaining and relaxation, this gorgeous alfresco space provides a leafy outlook over the new Casuarina Aquatic and Leisure Centre, due for completion later this year. Stepping back inside, take note of the quality tiles underfoot, which not only help to keep the apartment cool, but also enhance low maintenance living. Overlooking the living area is an attractively appointed kitchen, where modern stainless-steel appliances are complemented by plentiful counter and cabinet space. As one might hope, both bedrooms are superbly generous, with both the robed master and second bedroom offering space for seating or a desk. Further enhanced by sliding door access to the balcony, the master also features a spotless ensuite, which boasts complementary design to the main bathroom and integrated laundry. Completing the package is split-system AC in every room and a lockup storeroom located just outside the front door. Meanwhile, the complex provides access to secure parking with remote gate access, a lift, and a modern gym overlooking the sparkling inground pool. With location being another major selling point here, it is just a stroll to the expansive array of shops, eateries, services and entertainment options on offer within Casuarina Square, with further conveniences such as schools, transport, the university and hospital also closeby. Looking for a smart investment? This is one opportunity you don't want to miss! To arrange a private inspection or make an offer on this property, please contact Emily Sara 0410 963 520 or Sanjukta Ghosh 0412 471 475