

**24/40 Marina Boulevard, Cullen Bay, NT 0820**

**CENTRAL**

**Sold Apartment**

Monday, 14 August 2023

24/40 Marina Boulevard, Cullen Bay, NT 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 230 m2**

**Type: Apartment**



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**\$650,000**

Text 40MAR to 0472 880 252 for all property information Why? Location. Views. And it's really quite big. 24/40 Marina Bvd is a little different than most along the Boulevard. For the simple reason it's the last residential complex before the commercial precinct and the walk is super easy to all the restaurants. The Home? The first thing you'll notice is the size. Spacious it is. Then, your eyes are drawn straight to the views of the marina. And the balcony. Very few like it. Freshly painted with new window coverings, there's nothing to do but move in. Or, lock it and leave it. Choices you have. Located at the very end Marina Boulevard, this property has secure fob key and elevator access along with a semi enclosed walkway through to this stylish end apartment (East End). Two bedrooms, one as you enter and the main near the balcony with marina/water views. If you choose, there's an optional 3th bedroom with double opening doors onto the living areas which could also be a home office or media room - choices you have. The balcony. Generous is an understatement. The balcony wraps around from the North to the East, then to the South with just a little West thrown in for good measure. It's a fantastic space that effectively near on doubles the size of the apartment. Double French doors along with a sliding door all open to this space. Open plan living and dining areas have tiled flooring and there's natural light filtering in throughout, keeping it fresh and light. The kitchen offers wrap around counters with banks of built in storage space plus overheads and breakfast bar seating as well. The living room is framed with windows that showcase the marina views with easy access to the balcony where a free standing spa is hosted (included in the sale). The main bedroom suite includes an ensuite bathroom and a walk in robe along with a sliding door through to the bath tub and balcony. Spend your free time exploring the marina for local restaurants or a grassy picnic on the waters edge. There are dragon boat races along with amazing yachts to watch, the docks where the ferry departs to Mandorah and sporting ovals and a new parklands all nearby. The current owners have decided to sell via the easiest method in today's market, and that's simply come and have a chat to me, darren@central. It'll just make sense.

- 2 bedroom bright and breezy apartment with optional 3rd bedroom
- Home office / media room / bedroom with double opening doors
- Bedroom 2 has built in robes and tiled flooring plus A/C
- Main bathroom has a bath tub and vanity with storage space
- Open plan living and dining areas with tiled flooring
- Bright and breezy living areas with marina framed in the windows
- Master bedroom suite with ensuite bathroom and walk in robes
- Front balcony with a free standing bath tub that enjoys marina views
- Side entertaining balcony with sun shades and double opening glass doors
- Internal laundry room and hall way linen press
- Elevator access, breezy walkway to the apartment
- Swimming pool and secure access to the home
- Kitchen has breakfast bar seating and overhead storage space
- Elegantly appointed for effortless living

Around the Suburb:

- Walk to nearby parklands with play areas to explore.
- Cullen Bay marina is gorgeous with yachts bobbing in the calm waters
- There are dragon boat racing and sailing clubs to join if you like
- Nearby cricket pitch
- 5 minutes from the heart of the CBD.

Council Rates: \$1,600 per annum (approx.)  
Date Built: 1995  
Area Under Title: 230 square metres  
Zoning Information: HR (High Density)  
Status: Vacant possession  
Body Corporate: Whittles Body Corporate  
Body Corporate Levies: \$2,268 per quarter  
Easements as per title: None found