

**26/7B Gsell Street, Casuarina, NT 0810**

**CENTRAL**

**Apartment For Sale**

Friday, 19 April 2024

26/7B Gsell Street, Casuarina, NT 0810

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 166 m2**

**Type: Apartment**



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## Openn Negotiation

To view body corporate information or to place a bid/offer text 7BG to 0488 810 057 Perfect for the savvy home buyer or the investors – this property is perched on the top floor of a secure complex that boasts garage parking along with elevator access to the level and a communal swimming pool as well. The property is secure at street level with keyed entry for the PA gate and roller door access to the garage with two designated parking spaces and the elevator through to the second level. Wide open walkways connect the units offering outdoor spaces to sit and bask in the sunlight while you work or relax with a coffee. Inside the home is open plan living with a sky-high roofline accompanied with a tiled dining and kitchen area with split-system air conditioning throughout as well as double opening sliding doors at the far end with access to the balcony. The balcony is spacious with room for outdoor entertaining with views over the swimming pool and communal outdoor entertaining areas with a gym and outdoor BBQ. The master bedroom suite includes a private ensuite bathroom along with a mirrored built in robe and sliding door access to the balcony. The second bedroom is almost as big as the master and equipped with a robe and split system air-conditioning as well. The main bathroom combines the laundry amenities in a space saving design that also includes a linen press for additional storage capacity. To the front there is storage space that is sheltered with an external privacy screen, perfect place to store your bikes and roller blades. Enjoy the convenient location with good public transport options and multiple public & private schooling options in close proximity. Walking distance to Casuarina Shopping Centre and a short drive to the Charles Darwin University along with the Royal Darwin Hospital. Council Rates: Approx. \$1700 per annum Date Built: 2011 Area Under Title: 166 square metres Status: Leased for \$550 per week until 11/07/2024 Settlement: Settle in 30 days with tenancy in place, or afterwards for vacant possession Body Corporate: North Management Body Corporate Levies: Approx. \$1400 per quarter OPENN NEGOTIATION: is the new transparent method of sale allowing buyers to bid with approved terms and conditions. For more information on how Openn Negotiation works see: [www.openn.com.au](http://www.openn.com.au) To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and the property could sell at anytime.