

**3/10 Doctors Gully Road, Larrakeyah, NT 0820**



**Apartment For Sale**

Thursday, 6 June 2024

3/10 Doctors Gully Road, Larrakeyah, NT 0820

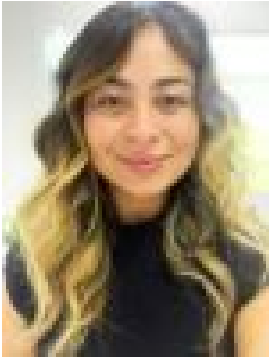
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 172 m2**

**Type: Apartment**



Stephanie Otto  
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## Offers over \$500,000

Ellis Parker Real Estate proudly introduces this exceptional 2-bedroom, 2-bathroom ground floor apartment, ideally positioned in the heart of Larrakeyah. This property offers the perfect blend of modern living, convenience, and an expansive outdoor entertaining space.

**Property Features:**

- **Prime Location:** Situated in the highly desirable Larrakeyah area, this apartment provides easy access to the bustling Darwin CBD, Mindil Beach, and the picturesque Darwin Esplanade. Enjoy the best of city living with a tranquil suburban feel.
- **Spacious Bedrooms:** This apartment features two generously sized bedrooms, each with built-in wardrobes and plenty of natural light. The master bedroom includes an en-suite bathroom, ensuring privacy and comfort.
- **Modern Bathrooms:** Both bathrooms are sleek and contemporary, featuring quality fixtures and finishes. The en-suite offers added luxury with its spacious design.
- **Open-Plan Living:** The open-plan living and dining areas are perfect for modern living, offering a versatile space for relaxation and entertainment. Large windows allow for an abundance of natural light, creating a warm and inviting atmosphere.
- **Huge Outdoor Entertaining Area:** The highlight of this apartment is the expansive outdoor entertaining area that spans the length of the apartment. This space is ideal for alfresco dining, hosting gatherings, or simply unwinding in your private oasis.
- **Gourmet Kitchen:** The well-appointed kitchen is equipped with high-quality appliances, ample counter space, and stylish cabinetry. It's perfect for preparing meals and entertaining guests.
- **Convenience and Comfort:** The apartment is fully air-conditioned, ensuring year-round comfort. Additional features include two secure car spaces and extra storage, providing convenience and peace of mind.

**Why You'll Love It:**

- **Lifestyle:** Live in the heart of Larrakeyah with everything you need at your doorstep. Enjoy easy access to top schools, shopping centers, cafes, parks, and the vibrant Darwin nightlife.
- **Investment Potential:** This property offers excellent investment potential due to its prime location and generous return of \$650/wk leased until 02/04/2025!
- **Don't miss this opportunity to own a stunning ground floor apartment at 3/10 Doctors Gully. Contact Ellis Parker Real Estate today to arrange a viewing and experience the exceptional lifestyle this property has to offer!**

**Status:** Leased until 02/04/2025 for \$650/wk  
**Council Rates:** \$1293.00 approx per annum  
**Body Corporate:** \$1400.00 approx per quarter (inc. \$200.02 sinking fund)  
**Contact Stephanie Otto on 0401 400 834 or email [stephanie@ellisparker.com.au](mailto:stephanie@ellisparker.com.au) today to arrange your exclusive viewing and discover the potential of this stunning property!**