

**3/12 Poinciana Street, Nightcliff, NT 0810**



**Sold Unit**

Tuesday, 5 September 2023

3/12 Poinciana Street, Nightcliff, NT 0810

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 132 m2**

**Type: Unit**



Matt Englund  
0404507208



Demi Williams  
0417866821

**\$358,000**

Located on the top floor of a small complex, this divine two-bedroom unit is smartly appointed and absolutely boasts appeal for those wanting to live just steps from the beach, making it the perfect investment opportunity. Situated just a short stroll to the foreshore, but tucked away on a quiet street away from all the busyness, this unit includes a lifestyle component that certainly won't let you down. With cafes, restaurants, markets & schools all within such close proximity, as well as generous proportions and a well laid out floor-plan, this is an appealing prospect and answers today's demand on value-for-money properties. This property is currently leased at \$520 per week, expiring on 11/06/2024. Aspects you'll love: - Open plan living and dining concept - Spacious, BOUJIE bathroom - Light-filled bedrooms - Balcony melds seamlessly with the living space & over-looks the tropical gardens and share-pool - Secure, gated complex with both roller gate and coded pedestrian gate access - 2 undercover car parks - Additional storage space is available in the car park (storage room) The complex is currently being freshly painted & is looking fresher than ever. For more information or to arrange an inspection, please contact Matt on 0417 866821, or Demi on 0448 951 305. Area Under Title: 132m2 Council Rates: \$1,700 pa Current Lease: \$520 per week Lease Expiry: 11/06/2024 Body Corporate Fees - \$2,050 approx. pq NOTE - Pets on Application (General Meeting for approval, at a charge of approx. \$250) Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.