

3/13 Hinkler Crescent, Fannie Bay, NT 0820



Unit For Sale

Wednesday, 17 April 2024

3/13 Hinkler Crescent, Fannie Bay, NT 0820

Bedrooms: 3

Bathrooms: 2

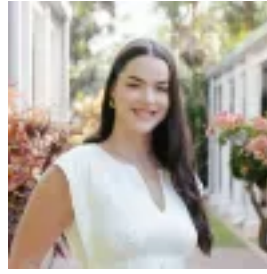
Parkings: 2

Area: 124 m2

Type: Unit



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Auction Guide \$470,000

AUCTION On-Site: Property Specifics: Year Built: 1995 Council Rates: Approx. \$1,700 per year Area Under Title: 142 square metres Rental Estimate: Approx. \$650 - \$700 per week Body Corporate: Whittles Body Corporate Levies: Approx. \$1,508 per quarter Pet friendly: Upon written approval Vendor's Conveyancer: Tschirpig Conveyancing Preferred Settlement Period: 30-45 days from the contract date Preferred Deposit: 10% Easements as per title: None found Zoning: LMR (Low-Medium Density Residential) Status: Owner Occupied

Quality finishes elevate effortless design in this wonderfully appealing three-bedroom apartment. Tastefully renovated, it creates a charming retreat with a gorgeous tropical outlook, enviably situated within the highly sought-after location that is Fannie Bay. - Beautifully presented first-floor apartment overlooking leafy parklands - Tropical outlook and lovely morning sun enhance private corner balcony - Great versatility through bright and breezy open-plan living space - Elegant kitchen boasts Essastone benchtops and modern appliances - King-sized master features plentiful built-in robes and spotless ensuite - Two queen-sized bedrooms located away from master, both with built-in robes - Main bathroom with walk-in shower and enclosed toilet; Euro laundry in hall - Recent updates enhance style, functionality and eco-friendly design - Quality timber-style vinyl flooring throughout - Split-system AC ensures year-round comfort, no matter the weather - Dulux reflective cool roof paint - significantly reduces internal temperatures - Same internal footprint as most townhouses and but is secure with lock and leave capability - Secure parking for two cars, alarm system, Crimsafe windows and doors

Letting you live the relaxed coastal lifestyle you've always dreamed of, this apartment delivers low maintenance living elevated by tasteful appointments and an incredibly desirable setting. Enjoying a first-floor corner position overlooking Hinkler Park, the apartment frames up lush, tropical views, which means it's hard not to be captivated by all that gorgeous greenery as you step inside its bright and airy open-plan. Before stepping outside, take time to appreciate the interior's neutral tones, which have been painted in an effortless palette of wash-and-wear paint. Further durable functionality can be found in hardwearing, easy-to-clean timber-style vinyl flooring, which features throughout. Featuring sophisticated light-filtering and blackout blinds in all rooms, the apartment continues to help occupants reduce energy bills (alongside their carbon footprint) with commercial grade Dulux reflective roof paint, applied in late 2023. From the versatile open-plan, the space extends seamlessly to a corner balcony, where a handy tap allows for easy watering of plants, while tranquil park views enhance relaxed entertaining. Elegantly appointed, the renovated kitchen is sure to appeal to the keen chef, complemented by modern appliances, Essastone benchtops, and a breakfast bar designed for informal dining. Offering a serene park outlook, the oversized master is joined by two very generous bedrooms, which are serviced by a smart ensuite and main bathroom. Tucked away in the hall, a Euro laundry adds further functionality, while Crimsafe windows and doors, a front sensor light, and Dabsco security screens add to the apartment's security. There is also an intercom front gate and secure parking, plus a pin-coded home security system, with an option for back-to-base monitoring. With a proactive Body Corp (which suggested the Dulux cool roof), the boutique complex is well maintained and extremely quiet, with a high ratio of long-term owner occupiers. Great for new buyers who don't want the stress of renovating, consistently high rental yield and very easy to tenant due to high quality and prime location. It's a short stroll to Fannie Bay shops and the Cool Spot, with the nearby foreshore providing stunning walking trails that lead all the way up to East Point Reserve. Parap Markets, Parap Pool, Parap Primary School and the popular Sailing and Trailer Boat Clubs are moments away, while the drive to the city takes just over five minutes. Come and see for yourself everything this gem has to offer. To arrange a private inspection or make an offer on this property, please contact Andrew Harding 0408 108 698 or Evie Radonich 0439 497 199 at any time.