

# 3/13 Nation Crescent, Coconut Grove, NT 0810



## Unit For Sale

Friday, 9 February 2024

3/13 Nation Crescent, Coconut Grove, NT 0810

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 79 m2**

**Type: Unit**



Toni Kostas

**\$279,000**

This ground level unit is located in a great location just a few minutes' drive to Nightcliff foreshore, the iconic Sunday Nightcliff Markets, the Woolies complex on Dick Ward Drive, the Progress Drive shops and cafes, and schools. This is a real option for those looking to enter the market or to add to their portfolio. The home comprises an open plan lounge and & kitchen/dining areas, two well-proportioned bedrooms complete with built in cupboards (just wait until you see how many cupboards the main bedroom has) and ceiling fans and a bathroom with shower. The kitchen has heaps of bench space! A private courtyard provides enough space to potter around and tend to your favourite plants. Your allocated carpark is located straight outside your front door for ease of access. This unit is perfectly suited to those looking to downsize, break into the market or invest, with a rental estimate of \$430 per week. Features include:- Two-bedroom unit- Open plan design- Enclosed courtyard- Walking distance to all amenities- Rental appraisal \$430 p/w- Annual Body Corporate fees \$1243 per quarter (approx.)- Darwin City Council Rates \$425 per quarter (approx)