

3/17 Annear Court, Stuart Park, NT 0820

Townhouse For Sale

Tuesday, 6 February 2024



3/17 Annear Court, Stuart Park, NT 0820

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 245 m2

Type: Townhouse



Nick Mousellis
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Offers Over \$450,000 By Midday 26/2/24

FOR ALL PROPERTY INFORMATION, please copy and paste the code below to your preferred web browser. <https://vltre.co/94kBqO> Key Details: Body Corporate: North Management Body Corporate Rates: \$1,295.88 Per Quarter (Approximately) Council Rates: \$1,750 Per Annum (Approximately) Easements: None Found Land Area: 245m² Pool: No Property Status: Vacant Possession at Settlement Rental Estimate: \$700 - \$750 Per Week Approximately Solar Panels: No Unit Area: 245m² Year Built: 2001 Zoning: SD10 (Specific Use) Complex Details: Pets: Upon Application Swimming Pool: No No. of Units in Complex: 4 Basking in the cool sea breezes with views over the tranquil waters of the marina; this executive home is the ideal retreat for the busy city workers seeking a quiet lifestyle whilst maintaining a 5 minute commute to work. Nestled into a small complex of only 4 with electronic gated vehicle entry and a secondary PA gate that opens towards the entertaining hub next door, this property has a prime position in a prominent area. There is dual carport parking at the front and room for the bikes as well so you can spend your free time exploring the waterways. Featuring a spacious 2.4 x 4m shed conveniently located just to the right of the units, you can now organise and store your belongings with ease. Equipped with 240v power, shelving units and enjoy the added benefit of additional undercover parking for 1 car right in front of the shed. On the ground level is an extensive open plan living, dining and kitchen area with tiled flooring and a wall of windows at the far end framing the garden and marina views. The kitchen offers wrap around counters in warm wood tones with banks of overhead storage space and a double door pantry along with stainless steel appliances and dishwasher as well. From the living areas, doors lead through to the sheltered and private verandah that overlooks the waters with a soft breeze wisping in off the waters. This space is quiet and relaxed with a gated entry point to the marina berth below where you can bring a boat if you like or just sit and watch the fish swim. Upstairs the home has three relaxed bedrooms each with soft carpeted flooring underfoot and A/C, the two front bedrooms include a mirrored fronted built in robe while the master includes a walk in robe and ensuite bathroom with a private balcony that basks in the marina views. The main bathroom is hosted upstairs as well and includes a bath tub and vanity with storage plus a linen press as well. Back on the ground floor is the laundry room with a storage room and a W/C for added convenience. The owners of this property have lived here for many years and are ready to move onto their next stage in life making this a great buying opportunity for the executive family to take it over and live many more years of celebrating milestone events. Spend your free time exploring the CBD, the nearby Duck Ponds or enjoying family time at the Water Front Precinct. The property is move in ready so take your lifestyle up a notch, you deserve it!

Reasons To Buy:

- Executive abode ideal for the city dweller or the investor
- Three bedroom townhouse moments from the CBD
- Leafy streetscape suburban setting on the city fringes
- Plenty of off street guest parking and parking under the building for your use
- Electronic gated entry and a secondary PA gated entry point to the complex
- Carport parking for two with room for the push bikes as well
- Shed with 240v power with additional under cover parking in the front for 1 car
- Bedrooms 2 and 3 both have a built in robe and A/C
- Master bedroom suite enjoys a generous walk in robe and A/C
- Balcony off the master bedroom overlooks the marina
- Ensuite bathroom to the master bedroom suite with shower
- Main bathroom enjoys a relaxing bath tub and vanity with storage
- Internal laundry on ground level with W/C and store room
- Open plan living and dining areas with A/C and light filled windows
- Doors through to the balcony from the living room for great flow
- Kitchen has wrap around counters with a pantry and warm timber tones
- Private balcony overlooks the marina with gated entry to the pontoon
- Fresh sea breezes come in off the marina

Around the Suburb:

- Nearby to the Stuart Park Primary School
- 5 minutes from the heart of the CBD
- Nearby to the duckponds and water front areas along with the wave pool
- Walk to the marina nearby and enjoy the cool sea breezes and parklands