

3/19 Athanasiou Road, Coconut Grove, NT 0810

CENTRAL

Sold Unit

Friday, 25 August 2023

3/19 Athanasiou Road, Coconut Grove, NT 0810

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



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\$495,000

Text 19ATH to 0472 880 252 for more property information

Within a boutique block of three, experience waterfront living with this top floor unit. Enjoying stunning water views, a breezy and light-filled atmosphere and in an unbeatable location, this currently tenanted property presents an exceptional opportunity.

- Top floor unit boasting captivating water views
- Boutique complex of only three units
- Spacious floor plan, brimming with potential
- Large and functional kitchen with ample benchtop and cabinetry space
- Well appointed living and dining areas
- Good-sized balcony
- Secure gated parking
- Breezy and light-filled ambiance
- Moments away from the Nightcliff foreshore and shops
- Just 10 minutes from the city, Casuarina shopping centre, university, and hospital

Stairway access leads you to this top floor retreat. Step inside a well-appointed living and dining area capturing the essence of the water views, bathed in natural light and coastal breezes. The dining area opens to a large, tiled, covered balcony, with outstanding views. The perfect spot for dining, entertaining or just to unwind. The living space is tiled and bright, for easy upkeep and both ceiling fans and air-conditioning ensure comfort year-round. To the right, the generous kitchen then adjoins the living area. Light filled and updated, there's ample cupboard room and bench space here. The stainless oven and crisp white tiling adding a contemporary edge. A hallway then leads you down to the bedrooms, bathroom and laundry. The laundry is conveniently positioned with its own outdoor balcony, perfect for drying. Next to the laundry, find the low maintenance main bathroom with shower over bath. The master bedroom is generously proportioned and tiled and comes complete with a walk-in robe and ensuite, ensuring both comfort and privacy. Bedrooms two and three are spacious, bedroom two with a built-in robe. Additionally, two allocated car spaces behind automatic gates ensure secure parking. A roomy lockable storeroom located downstairs provides easy access for bikes and storage. This currently tenanted unit's proximity to the city, Casuarina shopping centre, university, and hospital makes it an ideal hub for modern living. Whether you're seeking a serene residence or an investment opportunity, this property offers the best of both worlds.

Council Rates: Approx. \$1720 per annum
Area Under Title: 164 sqm
Zoning: MR (Medium Density)
Status: Vacant Possession
Body Corporate: Castle Real Estate
Body Corporate Levies: Approx. \$1734 per quarter
Settlement period: 45 Days
Deposit: 10% or variation on request
Easements as per title: None Found