

**3/96 Woods Street, Darwin City, NT 0800**

**CENTRAL**

**Sold Unit**

Monday, 14 August 2023

3/96 Woods Street, Darwin City, NT 0800

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

**\$458,000**

TEXT 3WOO TO 0472 880 252 FOR ALL PROPERTY INFORMATION. Only 2 minutes from the heart of the CBD, this property allows you to drop the daily commute in favour of more free time without compromising on space at all. Welcome home – you deserve it. 96 Woods Street offers the perfect balance of city living with the space you crave. Positioned on the 1st floor with a secure foyer access, elevator and garage parking, this complex includes a swimming pool and communal entertaining areas along with a gym and more. Inside is a storage room and a foyer space so you can kick off your shoes, park the bike or pop your roller blades away before entertaining into the open plan, light filled living areas; tiled flooring and A/C throughout with a wall of sliding doors on the far side that open the home up to the cool sea breezes and views of the CBD through the tree top canopy. The kitchen is streamlined with banks of built in storage space and breakfast bar seating plus stone counters and plenty of prep space. Move from the kitchen to the dining room or to the outdoor dining room with ease or entertain in style with this effortless flow. The master bedroom suite includes a walk in robe and ensuite bathroom along with a sliding door through to the balcony and the hot tub – oh la la. Bedrooms 2 and 3 both have a built in robe along with tiled flooring and A/C for easy upkeep. The main bathroom has a corner bath / shower combo and a vanity with storage plus the laundry amenities are next door for easy functionality. Spend your free time exploring the CBD, saying ‘yes’ to those last minute coffee dates with mates or just enjoying the breezy city life from your balcony. • Views over the CBD from the 1st floor balcony • Open plan living and dining areas with tiled flooring • Sliding door from the living room through to the balcony • Master bedroom includes an ensuite bathroom and walk in robe • Kitchen has stone counters and overhead storage space • Wrap around counters and breakfast bar seating in the kitchen • Bathroom has a bath tub and shower combo • Laundry room has storage space and mounted dryer • Foyer at the front door to kick off your shoes with a generous storage room • Secure parking within the complex • Secure gated entry and intercom for guest use • Elevator, swimming pool and communal entertaining areas to enjoy • Breezy treetop balcony overlooks the city and the streetscape below Around the Suburb: • Walk to the CBD in moments • Jump on an organise scooter to shoot in the city • Nearby cafes, employment and more • 5 minutes to the Water Front Prescient • 5 minutes from Cullen Bay Marina Council Rates: \$1,600 per annum (approx.) Area Under Title: 199 square metres Zoning Information: CB (Central Business) Status: Vacant Possession Rental Estimate: \$700 per week Body Corporate: North Management Body Corporate Levies: \$1,882 per quarter (approx.) Easements as per title: None found