

301/19B Kitchener Drive, Darwin City, NT 0800



Apartment For Sale

Wednesday, 17 January 2024

301/19B Kitchener Drive, Darwin City, NT 0800

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Simon Connelly
0889428942

\$519,000

The Darwin Waterfront precinct is a popular recreational and cultural precinct of Darwin. This premier location is surrounded by a mix of Food, Shopping and Entertainment. The Waterfront precinct is also home to Darwin's World class Convention Centre, Darwin's popular Wave Lagoon, spacious shaded parklands, and green open spaces. The area is a hub for entertainment, dining, and relaxation, that hosts many annual cultural events and activities for both locals and visiting tourists. The Property On offer is a 1 Bedroom x 1 Bathroom x 1 Car Park apartment, located on level 2 of Building 3. From the property's good-sized balcony, you can enjoy outstanding views over the lush vibrant green outdoor spaces the Darwin Waterfront precinct has to offer, with extended views of Darwin's World class Convention Centre, the historic "Stokes Hill Wharf", Darwin's popular Wave Lagoon and shimmering water views of Darwin's busy harbour. Internally this property is contemporary and modern in design, the apartment includes ducted air conditioning (that was replaced in November 2020), tiled living areas, and a carpeted bedroom that includes an ensuite with 2-way access, and the bathroom also includes a bathtub. The modern functional kitchen includes a gas stove top, dishwasher and has ample storage space, and a smartly designed study nook which is a clever use of space. The Investment Opportunity Previously offered as a short-term accommodation property which was providing an outstanding estimated gross return over 11%, you can Invest with piece of mind in this premium desirable location of Darwin. Or Upgrade Your Lifestyle and live in a premium location of the Darwin Waterfront Precinct, with an abundance of restaurants & cafes, shopping, food, and entertainment right on your doorstep and only a short walk into the heart of Darwin's CBD. Or perhaps you could do both! Highlighted Property Features • Premium Location at Darwin Waterfront Precinct • 1 Bedroom x 1 Bathroom x 1 Car Park plus small Storage • Contemporary modern design • Views over Darwin Waterfront Precinct, Stokes Hill Wharf & Darwin Harbor • Good sized Balcony • Ducted Air-conditioning • Tiled kitchen and living areas - Carpeted bedroom • Bathroom includes bathtub and 2-way access • Smart use of space with built in study nook in the living area • Shopping, Restaurants, Cafes, Entertainment, Darwin's Wave Lagoon • Just minutes walking distance to Darwin CBD Location Points of Interest • CDU (Charles Darwin University) Darwin City Campus 130 metres (approx. 1 min) • The Mall Darwin City 700 metres (approx. 11 min) • Mindil Beach Casino 3.5km (approx. 8 min) • Cullen Bay 4.3km (approx. 10 Min) • Darwin International Airport 12.7km (approx. 18 min) • Casuarina Square Shopping Centre 13.1km (approx. 17 min) • Royal Darwin Base Hospital 15.9km (approx. 22 min) Other Important Information Area Under Title: 74sqm Year built: 2009 Council rate: \$1,650.00 p.a. approx Body Corporate Manager: North Management* Admin Fee: \$1,011.66 (approx.) p.q.* Sinking Fund: \$183.66.00 (approx.) p.q.* Insurance: \$282,82 (approx.) p.q. Easements as per Title: None Found Status: Vacant Possession Preferred Deposit: 10% or variation upon request Preferred Settlement: 45 days or variation upon request For all enquiries and private inspections, contact Simon Connelly 0411 210 744 or email simon@ofndarwin.com.au.