

307/3-5 Gardiner Street, Darwin City, NT 0800



Unit For Sale

Wednesday, 22 November 2023

307/3-5 Gardiner Street, Darwin City, NT 0800

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 51 m2

Type: Unit



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\$265,000+

Effortlessly blending modern urban living with a functional layout, this one-bedroom apartment stands out as a prime investment opportunity or first home. Nestled just a short stroll away from Darwin's captivating Waterfront Precinct, it boasts proximity to an array of lively bars, restaurants, and shops in the bustling CBD. Discover this unique one-bedroom corner apartment, perched on the 3rd floor of a well-appointed CBD complex with HUGE verandah offering sweeping views of the cityscape and distant water views. The contemporary and luminous design, featuring freshly painted crisp white walls and neutral tiled floors and tones, sets the stage for a chic city lifestyle. The open-plan living area offers a comfortable space that flows seamlessly to the spacious balcony. Step into the galley-style kitchen, a highlight of the apartment with its modern appliances and lots of storage. The airy bedroom is adorned with generous built-in robes and louvre windows that invite refreshing breezes. The well-presented bathroom includes a walk-in shower and an integrated laundry for added convenience. A versatile study/guests bedroom, complete with additional built-in storage and a pull-down bed, seamlessly adjoins the living space. Tiled floors and a split-system AC ensure a cool and comfortable ambiance throughout. Secure basement parking for one vehicle is provided, along with access to the complex's pool via one of the two lifts. Conveniently located within walking distance to the heart of the CBD, Tipperary Waters marina and the Waterfront Precinct; this apartment appeals to those seeking a modern, low-maintenance lifestyle in a thriving urban setting. The savvy investor will appreciate the immediate returns or the home owner will love the allure of this fantastic CBD location. Around the Suburbs: Immerse yourself in the vibrant atmosphere of the renowned Mindil Markets. Indulge in a refreshing swim at the Darwin City Lagoon. Enjoy a leisurely swim in the invigorating Wave Pool. Unwind in style on a Sunset Champagne Cruise, soaking in the breathtaking views. Explore the rich cultural heritage at the NT Museum and Art Gallery. Brave a unique adventure by swimming with crocodiles at Crocosaurus Cove. Take a serene stroll through the lush landscapes of the Darwin Botanical Gardens. About the Property: Area under title: 51 square metres Easements: None found Year built: 2012 Council Rates: \$1,650.00 per annum approx. Body Corporate Management: Whittles Body Corporate Body Corporate Fees: \$2,171.00 per quarter Sinking fund balance: \$469,914.54 as at 01/12/22 Admin fund balance: \$197,958.20 as at 01/12/22