

**348/12 Salonika Street, Parap, NT 0820**



**Apartment For Sale**

Thursday, 19 October 2023

348/12 Salonika Street, Parap, NT 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 159 m2**

**Type: Apartment**



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## Price Guide \$830,000

Introducing this exquisite, fully furnished three-bedroom, two-bathroom unit, located in the Spirit on The Avenue & perched on the 6th floor, offering unparalleled panoramic views of the glistening ocean and mesmerizing sunsets. This meticulously designed residence combines modern elegance with coastal charm. The spacious light-filled living area provides a perfect canvas for entertaining, while the well-appointed kitchen features sleek Essastone benchtops, Miele gas stove and electric oven, ergonomically positioned Miele dishwasher and ample storage. Escape to your private master suite, complete with ensuite bathroom and direct access to a balcony overlooking the ocean and Botanical Gardens. The additional bedrooms offer versatility for guests or a home office. The Avenue is a multi-award winning, master-planned residential development. An ideal location that is only 2km from the Darwin CBD and walking distance from schools, Mindil Beach Casino & Resort, the iconic Mindil Beach Markets, Sailing and Ski clubs and the George Brown Botanic Gardens. Boasting all the convenience of city living without the constant hustle & bustle. The Commercial Precinct boasts a plethora of high-quality services with award-winning practitioners in our Health Precinct, one of the largest childcare centres in the Southern hemisphere, Darwin's most visually stunning cafe/restaurants. Located in a highly sought-after community, one of the best features of the residential precinct is the 3000m<sup>2</sup> podium level. For those who want the apartment lifestyle with all the benefits of having a giant backyard, only you don't have to maintain it! Onsite grounds staff maintain the podium level 5 days a week. The Podium boasts the following amenities for residents to enjoy:

- Infinity leisure pool with toddler's pool and sunbathing deck
- Function Room. Fully airconditioned with kitchenette and furnishings (at no cost to tenants, just book in advance)
- Games Room. Fully airconditioned with pool table, ping pong table and air hockey
- Residents Gym. Fully airconditioned with treadmills, bicycles, rower, Stairmaster, weight bench, assortment of weight equipment, yoga mats, yoga balls, and TVs to entertain.
- 4 x Powered and lit BBQ pods. 3 x gas BBQs and 1 x pizza oven & Mongolian BBQ.
- Residents Herb & Veggie Garden with paw paws, pineapples, passionfruit, lemons, limes, jackfruit, eggplants, capsicum, spinach, chillis, coriander, mint, lemongrass, ginger, and much more.
- Golf Nets & Putting Green
- Bird Aviary with cockatiels, finches, quails, and a resident turtle named Tyrone.
- Barra Pond with assortment of small and large fish
- Kids Playground with soft fall surface, pirate ship, wall games & dual slides.
- Potting Area for residents who don't want soil on their balconies. Fully irrigated for leaving plants when you're away.

Don't miss out on this rare opportunity to own a piece of paradise. RATES: \$1,350 p/a (approx.) ZONING: SD30 (Specific Use) LAND AREA: 251m<sup>2</sup> DWELLING AREA: 159m<sup>2</sup> YEAR BUILT: 2014