

# 36/26 Marina Boulevard, Aka Unit 502 Cullen Bay Apartments, Cullen Bay, NT 0820



## Unit For Sale

Thursday, 13 June 2024

36/26 Marina Boulevard, Aka Unit 502 Cullen Bay Apartments, Cullen Bay, NT 0820

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 83 m2

Type: Unit



Maria Kathopoulos  
0889306600

**\$350,000+**

Nestled on the edge of Cullen Bay, this exquisitely presented two-bedroom, one-bathroom apartment offers an unparalleled lifestyle in one of Darwin's most coveted locations. Elevated on the 5th floor, step inside and be enchanted by the sweeping panoramic vistas. Your gaze will be drawn from the lush, stately mahoganies set against an ocean backdrop to the captivating marina views. Witness Darwin's legendary sunsets and dynamic seascapes from the comfort of your living room. The sophisticated living area is expansive and open-plan, adorned with elegant timber floating floorboards. A wall of windows perfectly frames the awe-inspiring view, allowing natural light to illuminate the space. The sleek and practical kitchen boasts granite benchtops and ample storage, a true delight for any culinary enthusiast. The bathroom, with its natural ventilation and meticulously chosen finishes, adds to the apartment's allure. Both bedrooms are generously sized and bathed in natural light. Each bedroom features modern wardrobes and fans, enhancing the sense of elegance and contemporary style. Additional features include air conditioning throughout, secure parking, and convenient lift access. The complex pool and spa, complete with a barbecue area, provide the perfect setting for relaxation and entertaining. Enjoy the convenience of being just steps away from Darwin's finest marina-front restaurants and cafes, and only minutes from the CBD. This apartment is a true gem, offering a unique opportunity to live a stylish and sophisticated lifestyle in a prime location. Don't miss your chance to make this exquisite property your own. Freshly painted and newly tiled in the kitchen area, it's ready for you to move in and start enjoying the luxurious lifestyle it promises. Around the suburb: Enjoy a meal at the many nearby restaurant options. Take a stroll along the water front and enjoy the views. Moments by car to the Darwin CBD. Nearby to the Famous Mindil Beach Markets in the Dry Season. About the Property: Year Built: 1997. Area on Title: 83sqm. Council Rates: \$1,400.00 per annum approx. Body Corp Levies: \$2,127.00 per quarter. Sinking fund balance: \$91,190.73 as at 11/6/24. Admin fund balance: \$22,683.90 as at 11/6/24. Returns if pooled in the hotel: Approx \$31,000.00 per annum.