

# 37/10 Doctors Gully Road, Darwin City, NT 0800



## Sold Apartment

Monday, 14 August 2023

37/10 Doctors Gully Road, Darwin City, NT 0800

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 113 m<sup>2</sup>

Type: Apartment

**\$515,000**

Nestled on the sixth level, in a highly desired city fringe location is this modern two bedroom, two bathroom corner apartment. It has panoramic views over the treetops of Larrakeyah and beyond to the turquoise blue waters of Darwin Harbour, you're sure to love this property. With a secured lease at \$630 a week until November 2023 with the tenant happy to extend her lease, this property is ideal for the savvy investor. Superbly presented in natural contemporary tones, the light-filled home features a spacious open plan kitchen & living design that flows effortlessly out to the expansive balcony. Whether you are an avid entertainer or someone who enjoys taking in the peaceful atmosphere this generous sized balcony is guaranteed to be where you will spend your time. Back inside the sleek kitchen includes stone benches, a dishwasher for ease when cleaning up & quality cabinetry. The master bedroom is generous in size, it features built in robes and a beautifully appointed ensuite. The second bedroom also features a built in robe & is serviced by the immaculate, modern main bathroom. This ideal location puts you just minutes from everything the CBD has to offer including an array of dining options, the popular Waterfront Precinct, shops, venues and more. The beautiful Bicentennial Park is also on your doorstep with its walking paths, playground & an abundance of great picnic spots.

**Property Features:**

- Excellent investment opportunity in a desirable city location
- Beautiful, spacious open plan living-dining areas adjoin the kitchen
- Stylish kitchen features stone benches, dishwasher, electric cooktop & ample cupboard space
- Great entertainers' balcony, ideal for enjoying the beautiful sea breezes & basking in the colourful sunsets
- Spacious main bedroom, with built in robes & a beautifully appointed ensuite
- Generous sized, light-filled second bedroom with built in robe
- Immaculate, modern main bathroom with floor to ceiling tiles
- Air-conditioned throughout for year-round comfort
- Building features secure parking & lift access
- Pristine body corporate swimming pool

Don't miss the opportunity to secure this ocean-view city apartment, contact Bec to organise an inspection today. Body Corporate: \$6,471 p/a (approx) Council Rates: \$1,293 p/a (approx) Lease: \$630/week Expiry: 23/11/2023 Year Built: 2014 On Title: 113sqm