

**38/7B Gsell Street, Casuarina, NT 0810**

**CENTRAL**

**Sold Unit**

Monday, 14 August 2023

38/7B Gsell Street, Casuarina, NT 0810

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 190 m2**

**Type: Unit**



Ella Carling  
0889433032



Simon Watts  
0889433030

**\$440,000**

When you need the lifestyle and the location – this home has both! Centered around the Casuarina area, moments from the shopping centre, local and big-name shops, swimming pools and the coastline – this property has it all on offer. Drop the daily commute in favour of more free time to do the things you love. This property is set within a complex of three towers though remains private from them. Gated entry with stairs or elevator access through to the second floor. Inside is a long hallway that leads through to the open-plan living and dining areas with a towering roofline creating a vast feeling of space. Tiled flooring and A/C throughout of course for easy living and at the far end is a bank of sliding doors that open onto the balcony which has pool views and a cool afternoon sea breeze. Kitchen includes wrap-around counters and a pantry plus overhead storage as well as a server counter over the sink for a functional design. The master bedroom suite includes an ensuite bathroom and a walk-in robe, the remaining two bedrooms both include a robe and bedroom 2 also has a door through to a small side balcony. The main bathroom combines laundry amenities in a space-saving design that is functional and flows nicely. Take a dip or get some laps in the pool, there is plenty of poolside relaxing spaces to enjoy and tropical gardens around the complex plus the property is walking distance to The Quarter for an easy meal or coffee break. Walk to nearby parklands with play areas along with fenced-in parklands for the dog. Jump on your bike and spend your free time on the Casuarina Coastline basking in the sunlight and sand with the Jetty nearby. Close to the Charles Darwin University along with the Royal Darwin Hospital. Around the Suburb: • Walk to community parklands and play areas • Ride your bike with the kids to public and private school options • Spend your free time at the Leanyer Water Park or Skate Park • Take a stroll along the Casuarina Coastline. • Watch a sunset over the Dripstone Cliffs • Ride your bike to the CDU campus • Across the road is a dog park • 5 minutes from the RDH Council Rates: Approx. \$1660 per annum Area Under Title: 190 square metres Zoning: C (Commercial) Status: Vacant Possession Rental Estimate: Approx. \$580 - \$630 per week Body Corporate: Sterling Management Services Body Corporate Levies: Approx. \$1542 per quarter Vendors Conveyancer: Tschirpig Conveyancing Deposit: 10% or variation on request OPENN NEGOTIATION: is the new transparent method of sale allowing buyers to bid with approved terms and conditions. For more information on how Openn Negotiation works see: [www.openn.com.au](http://www.openn.com.au) To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and the property could sell at anytime.