

# 4/11 Malabar Court, Larrakeyah, NT 0820



## Sold Unit

Monday, 14 August 2023

4/11 Malabar Court, Larrakeyah, NT 0820

**Bedrooms: 2**

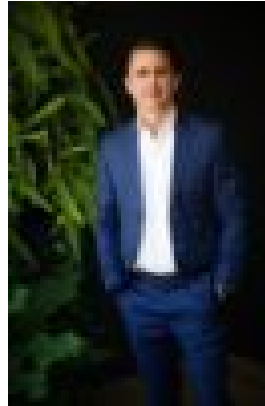
**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Demi Williams  
0417866821



Matt Englund  
0404507208

**\$405,000**

Showcasing practical, modern living with a mix of contemporary flair, this smartly appointed 2-bedroom apartment has been stylishly designed & offers the perfect opportunity for the savvy investor or even the professional couple looking to move-in. Incorporating a bright internal living space & over 140m<sup>2</sup> of flexibility, this property encapsulates low maintenance living at its best and represents a quality home at an affordable price. Situated on the quiet outskirts of the city, you will be walking distance to restaurants, cafes & bars, as well as just minutes to the esplanade, Darwin Waterfront Precinct, Cullen Bay Marina & the Mindil Beach Markets! Features: - Open-plan living & dining space leading out to balcony - Modern, quality fixtures & fittings throughout - Spacious U-shaped kitchen with breakfast bar & grand drop ceiling - Carpeted bedrooms, tiled throughout elsewhere - Stylist ensuite to master bedroom - Mirrored built-in robes in both bedrooms - Secure parking for two cars, plus intercom entry - Pool in complex - Small pets allowed (ON APPLICATION) Providing an excellent lifestyle opportunity, this vibrant home offers city convenience being just footsteps to all of the CBD's amenities including restaurants, cafes, the Esplanade & even the Darwin Waterfront. For more information or to arrange an inspection, please contact Demi on 0448 951 305. Area Under Title: 142m<sup>2</sup> Year Built: Approx. 2014 Rental Estimate in the Current Market: \$550 - \$580 pw Status: Vacant Possession Council Rates: \$1,650 pa approx. Body Corporate Management: North Management Body Corporate Fees: \$1,520 pq approx.