

# 4/12 Nation Crescent, Coconut Grove, NT 0810



## Unit For Sale

Wednesday, 22 May 2024

4/12 Nation Crescent, Coconut Grove, NT 0810

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 58 m2

Type: Unit



Nick Mousellis  
0879180131

## Offers over \$99,000

FOR ALL PROPERTY INFORMATION, please copy and paste the code below to your preferred web browser.<https://vltre.co/g502E3>Key Details:Body Corporate: Whittles Body CorporateBody Corporate Rates: \$1,360 Per Quarter (Approximately)Council Rates: \$1,700 Per Annum (Approximately)Easements: None FoundProperty Status: Vacant Possession at SettlementRental Estimate:Sellers Conveyancing Agent: Lucy ZhaoSolar Panels: NoUnit Area: 58m<sup>2</sup>Year Built: Zoning: LMR (Low-Medium Density Residential) Lift: NoSwimming Pool: No Pets: Upon application to Body CorporateNo. of Units in Complex: 6Light bright and move in ready - this tidy 2 bedroom first floor apartment has already been refreshed and is the total package!Positioned on the first floor with stair access and new security screens over the doors and new hardware for a smooth turnkey approach, this home is light and bright filled with sunlight and captures the gentle sea breezes. Inside is a central living, dining and kitchen area with light timber look flooring underfoot and large frosted windows that let in the natural light but maintain privacy, there is a set of louvered windows that slide effortlessly open to reveal the view. The kitchen has new counters and overhead storage space and a built-in shelf for the mixer or smoothy maker to be stored and not take up bench space. Through the rear door there is access to a small balcony drenched in sun.Two bedrooms reside down the hallway each with large privacy windows and the same light-colored flooring underfoot along with A/C. the bathroom combines the laundry amenities in a space saving design with timber topped counters a shower along with hooks for the towels.This is a turnkey home that requires nothing to be done. There is a single parking bay at street level with a small garden that screens the home.Take a short drive up the road to explore the coastline with the sea breezes whipping through. The Nightcliff foreshore, swimming pool and café are only moments away, as are the colour and smells of the Nightcliff Markets on the weekends to explore for local wares and produce. 10 minutes from the City and Casuarina in either direction - the location is key.Brochure Points:• Turnkey investment or homemaker's delight• First floor apartment with stair access• New security screens and door hardware for an effortless entry• Open plan living, dining and kitchen areas• Kitchen has new cabinetry and counters with a modern touch• Door from the kitchen to the rear sun drenched balcony• Single parking bay at the front of the complex• Bathroom and laundry room combined with modern design• 2 bedrooms each with light coloured flooring and privacy windows plus A/C• Windows throughout the home has a privacy filter and a bay of louvers for the breezeAround the Suburb:• Walk to community parklands and play areas for the kids• Nearby to the Nightcliff foreshore, take the walking paths to the Jetty• Endless pop-up carts arrive with dining options along the foreshore• Iconic sunsets from the Trailer Boat Club and the Sailing Clubs to enjoy• 10 minutes from the City or Casuarina in either direction• Nearby to the Homemaker Village• Markets at Nightcliff throughout the dry season