

**4/124 Mitchell Street, Larrakeyah, NT 0820**

**CENTRAL**

**Sold Unit**

Monday, 14 August 2023

4/124 Mitchell Street, Larrakeyah, NT 0820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 79 m2**

**Type: Unit**

**\$295,500**

This inviting two-bedroom apartment, nestled in a fantastic location, seamlessly combines the energy of city living with a touch of warmth. Situated within a tranquil, well-maintained complex, it's conveniently just a short stroll from the bustling CBD of Darwin. Currently under lease, this property presents an enticing opportunity for both astute investors and those seeking a comfortable and snug home. With an estimated ROI of 7.51%, this property offers more than just a great living space – it also promises a potential investment venture, especially as the current tenants have committed to staying on and even increasing the rent. The apartment boasts an intelligent layout, accentuated by a modern kitchen, a luminous open-plan living area, and a renovated bathroom with a conveniently attached laundry. Key Features:

- Neat two-bedroom apartment on the first floor of a small complex
- Inviting interior with fresh colours and stylish finishes
- Open-plan living area flows onto a private balcony
- Kitchen boasts ample storage and modern appliances
- Both bedrooms are spacious with mirrored built-in wardrobes
- Renovated bathroom with built-in laundry, plus a separate toilet
- Stay comfortable year-round with air conditioning
- Plenty of storage in the kitchen, living room, and laundry area
- Quiet complex provides off-street parking for one vehicle
- Walking distance to Cullen Bay, Mindil Beach, and the CBD's bustling dining and entertainment spots

**Living Made Easy:** This well-maintained apartment, situated within a small complex, is just a short stroll from Darwin's vibrant city centre. As you step inside, you'll find a bright and airy open-plan living space, decked out with shining tiles and a calming neutral colour scheme. Sliding glass doors lead to a balcony, creating a perfect outdoor space that extends the living area. The kitchen is designed for modern living, with handy appliances, ample storage, and a sleek appearance. The bedrooms are tucked away for privacy, providing relaxation and tranquillity. Both bedrooms are roomy and filled with natural light, featuring mirrored wardrobes. The recently revamped bathroom sits at the centre, offering a modern corner shower, a convenient vanity with storage, and a laundry space, accompanied by a separate toilet. Fully air-conditioned and with off-street parking for one vehicle, this apartment is a great investment. Currently rented, it offers an exciting opportunity for those seeking a premium location close to Cullen Bay, Mindil Beach, and Gardens Park Golf Course. Don't miss out on this amazing opportunity! Schedule your viewing today. Text 124MIT to 0472 880 252 for more property information

Council Rates: Approx. \$1680 per annum  
Area Under Title: 101 sqm  
Zoning: HR (High Density)  
Status: Vacant Possession  
Body Corporate: \$1,093  
Body Corporate Levies: \$264  
Special Paint Levy  
Settlement period: 45 Days  
Deposit: 10% or variation on request  
Easements as per title: Water supply Easement to Power and Water Authority