

4/13 Coronation Drive, Stuart Park, NT 0820

CENTRAL

Unit For Sale

Friday, 1 March 2024

4/13 Coronation Drive, Stuart Park, NT 0820

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 111 m2

Type: Unit



Ella Carling
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Suiting \$290k+ buyers. Openn Negotiation

To view webbook with body corporate & more property information text 13COR to 0488 810 057City dwellers and investors alike will take keen interest in this light, bright and modern - move in ready abode only moments from the heart of the CBD. Positioned next to a parkland and walking distance to local shops, this property has carport parking for each apartment and some additional parking at the front as well. This property is positioned on the ground floor with secure access and a sheltered walkway that leads to the home. Inside is a light, bright and breezy open plan living space with tiled flooring and split A/C along with a glass sliding door at the far end that frames the tropical gardens aspects outside. The kitchen has wrap around counters with hard wearing laminate tops and overhead storage along with a dishwasher and plenty of prep areas to work from. From the living room, the sliding door leads through to the verandah for a great flow between indoors and out. The complex shares communal outdoor spaces with easy care tropical gardens screening this apartment and offering a shaded outdoor space to relax. Walking paths wind throughout the gardens towards the inground pool where you can cool off. The home has three bedrooms each with timber look flooring for a modern touch plus banks of louvered windows to let in the natural light. Bedroom 1 has a study nook or robe space while bedrooms 2 and 3 both have built in robes. The bathroom has a bath tub / shower combo and vanity with storage plus a sep toilet and there is an internal laundry room and hallway linen press. With a location this close to the CBD, the rental yield should remain steady for the investor. Or for the home maker, you can drop the daily commute in favour of more free time to explore the city lights and eat out every night. Positioned on the outskirts of the CBD, a stones throw from the Botanical Gardens and Mindil Beach Markets along with an easy commute into the city or the WaterFront Precinct; this is the perfect city dwellers home away from the noise and bustle whilst still being only a moment from the action. Council Rates: Approx. \$1700 per annumArea Under Title: 111 square metresZoning: MR (Medium Density)Status: Vacant PossessionRental Estimate: \$475- \$500 per weekBody Corporate: Whittles Body CorporateBody Corporate Levies: Approx. \$1,290 per quarterVendors Conveyancer: Voeuk Conveyancing Settlement period: 40 days or variation on requestDeposit: 10% or variation on requestOPENN 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.auTo 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.