

# 4/13 Quandong Crescent, Nightcliff, NT 0810

TERRITORY  
REAL ESTATE

## Unit For Sale

Wednesday, 8 May 2024

4/13 Quandong Crescent, Nightcliff, NT 0810

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Stuart Rodda  
0889855678

## Offers Over \$465,000 Considered

Located in the picturesque sea side suburban setting of Nightcliff, this property captures the beachy lifestyle with a charming aesthetic that will appeal to the home makers and the investors alike. Positioned in a small complex only a few streets back from the infamous Nightcliff foreshore and stunning Nightcliff Jetty – the property has secure electronic fencing for vehicle access and a locked PA gate as well. Shaded under the property is a single carport parking bay and a communal outdoor sitting area along with elevators and stair access as well. On the second floor you will find unit 4 – with security screens allowing you to open the property up for the cross breeze. Inside is a small foyer so you can kick off your shoes and there is a linen cupboard to pop your bag in. presented perfectly for sale, the home is light and bright with a cool breeze wisping through. Open plan living and dining areas each have tiled flooring with a large bank of glass sliding doors at the far end inviting you out onto the balcony with treetop and streetscape views. The kitchen has a galley design with a tiled splashback and plenty of built in storage along with stone counters and overhead storage space. Adjacent is a laundry room neatly tucked behind closed doors for when not in use. Down the hallway are two bedrooms each with tiled flooring and A/C. the master is of course larger and hosts twin built in robes along with a private ensuite bathroom that has twin vanity and a shower. Walk up the road to explore the coastline with the sea breezes whipping through. The Nightcliff Swimming Pool is nearby along with the Foreshore Café for a great meal or cheeky coffee. Enjoy the sunsets over the water from the Jetty and find a local pop up food van for an easy meal while you watch the waves crash against the foreshore. 10 minutes from Casuarina, the RDH and CDU campus. •Two bedroom, 2nd floor apartment •Electronic gated vehicle access and lockable PA gate at street level •Shaded parking under the complex for 2•Elevator and stair access, security screens on the front door •Inside is a small foyer with a linen press storage space •Master bedroom suite with ensuite bathroom and twin robes •Second bedroom also has tiled flooring, robes and A/C •Open plan living areas with tiled flooring and A/C •Large bank of glass sliding doors reveal the balcony from the living areas •Balcony has sea breezes and streetscape views •Kitchen offers stone counters and overhead storage space as well •Laundry room screened with doors to keep it neat and tidy •Outdoor sitting area on the ground floor with a picnic table •Walk to community parklands and play areas for the kids •Explore the coastline with plenty of public exercise machines and parklands •Wide open community areas with grassy picnic spaces •Ride your bike with the kids to public and private school options •Pop up to the Nightcliff shops for meals, shopping and news agency •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 Whittles Body Corporate

\$1,694.00 per quarter  
Council Rates: \$1,700 per annum  
Area Under Title: 133m<sup>2</sup>  
Zoning: MR (Medium Density)  
Built in: 2014  
Settlement period: 45 days  
Deposit: 10% or variation on request  
Current Status: Vacant  
Contact Stuart Rodda on 0424 780 982