

# 4/22 Carnoustie Circuit, Marrara, NT 0812

**CENTRAL**

## Unit For Sale

Saturday, 13 January 2024

4/22 Carnoustie Circuit, Marrara, NT 0812

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 217 m2**

**Type: Unit**



Ella Carling  
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## Openn Negotiation

Text 22CAR to 0488 810 057 for all property information. Enjoy picturesque views of the golf course from your private courtyard, featuring an inviting spa to wind down plus direct access to the golf course—a paradise for both golf enthusiasts and those who appreciate serenity. This ground-level gem has two air-conditioned bedrooms, offering a comfortable retreat all year round. The modernised, two-way bathroom makes for an ensuite, whilst the spacious living area effortlessly extends to the outdoors, providing a seamless indoor-outdoor living experience with scenic golf course views. Parking is a breeze with two allocated spaces - one undercover and one adjacent to the kitchen with visitor parks to the front of complex. A separate laundry & storage area ensure a clutter-free environment, seamlessly combining style with functionality. Enjoy the Marrara lifestyle! The convenience of Northlakes Shopping Centre minutes away, biking the kids to school at Anula Primary or Sanderson Middle School and popping to the Airport Tavern for a local dinner! Hop into the car for a 6-minute drive to either Darwin Airport or Casuarina Shopping Centre and a quick 15-minute commute to work in the City. Council Rates: Approx. \$1700 per annum Area Under Title: 217 square metres Zoning: LMR (Low-Medium Density Residential) Status: Vacant Possession Rental Estimate: \$500 - \$530 per week Body Corporate: Altitude Management Vendors Conveyancer: Tschirpig Conveyancing Building Report: Available on webbook Pest Report: Available on webbook Settlement period: 40 Days Deposit: 10% or variation on request OPENN 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.au](http://www.openn.com.au) To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address.