

4/30 Sovereign Circuit, Coconut Grove, NT 0810



Unit For Sale

Thursday, 1 February 2024

4/30 Sovereign Circuit, Coconut Grove, NT 0810

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Stuart Rodda
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Offers Over \$400,000 Considered

Territory Real Estate is proud to present this fantastic ground level unit to the Darwin Sales Market. Calling all home makers and investors alike – trendy 2 bedroom apartment in a super quiet complex setting only 5 minutes from major retailers and nearby to the Nightcliff coastline. 30 Sovereign Circuit is a complex of only 4 apartments with carport parking at the front for 1 and room for a second within the complex. There are easy care gardens out the front with room to add in a small sitting area or store the push bike. Inside are two front facing bedrooms each with a built in robe and A/C along with tiled flooring underfoot. The bathroom has a separate toilet plus a bath tub / shower combo and a vanity with built in storage. The laundry room is also in this space with room for the trough and the washing machine behind closed doors to keep it all neat and tidy. At the rear of the home are the open plan living, dining and kitchen areas with a great free flowing design that keeps it all light, bright and airy. The dining room sits adjacent to the kitchen with ample seating space. The kitchen hosts wrap around counters with overhead storage space and views over the courtyard from the kitchen window. From the living room there is a sliding door to the courtyard for an easy transition between the indoors and out! The courtyard is double the size of the other units in the complex and hosts a garden shed and easy care gardens and lawns with room for entertaining or relaxing outside with a cold drink to enjoy the Territory weather. 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.

- Two bedroom apartment in small complex setting
- Single carport parking at the front and room for a second within the complex
- 2 front facing bedrooms each with a built in robe and A/C
- Tiled flooring throughout the home for easy maintenance
- Open plan living, dining and kitchen areas
- Kitchen has banks of built in storage space and overhead cupboards
- Sliding doors from the living areas through to the outdoor entertaining spaces
- Courtyard hosts a garden shed and easy care gardens and lawns
- Bathroom has a bath / shower combo and vanity with storage
- Internal laundry room behinds doors to keep it all neat and tidy
- Easy maintenance move in ready home
- 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 Home Maker Village
- Markets at Nightcliff throughout the dry season

Council Rates: Approx. \$1,700 per annum
Area Under Title: 258 sqm
Year Built: 1999
Zoning: LMR (Low-Medium Density Residential)
Status: Vacant Possession
Body Corporate: Whittles Body Corporate
Body Corporate Levies: Admin \$1,071.00pq
Sinking \$255.00pq
Vendors Conveyancer: Angel Conveyancing
Settlement period: 45 Days
Deposit: 10% or variation on request
Pets on Application