

4/30C Duke Street, Stuart Park, NT 0820

CENTRAL

Unit For Sale

Monday, 14 August 2023

4/30C Duke Street, Stuart Park, NT 0820

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Susie PattonQuinn
0889433022

\$420,000

Text 430DUK to 0472 880 252 for more property information

Boasting views over the treetops and the tennis courts below, over the rooftops to the blue waters of the ocean and the city skyline on the horizons – this inner city abode is perfect for the city dweller seeking refuge from the bustle of city life. Welcome home to 4-30C Duke Street – a leafy complex of homes with a grassy frontage and quality communal amenities. Positioned on the lower levels with secure foyer entry and intercom, this home is a split level design with two bedrooms residing on the first floor each with tiled flooring. The master bedroom suite is supersized of course with a walk in robe and ensuite bathroom along with sliding doors onto a private balcony that overlooks the tennis courts below. Bedroom two also has a sliding door through to a front facing balcony overlooking a sloping terrace garden. Also on this level is the laundry amenities and the bathroom with a bath tub / shower combo and vanity that hosts storage along with under stair storage space too. Upstairs the home opens up into a grand entertaining hub with the living, dining and kitchen areas combined and sliding doors opening onto the balcony to further extend your living spaces. Tiled flooring underfoot makes for easy care living while the cool sea breezes whip through as well. The kitchen hosts banks of built in storage space with stone counters. From the balcony there are more generous views of the water and city skyline. Only 5 minutes from the heart of the CBD, this property allows you to drop the daily commute in favour of more free time without compromising on space at all. Take an orange scooter through to the city in under 5 minutes or walk up the street to meet friends for a coffee at one of many cafes or restaurants along the strip. The Water Front Prescient is not far away as is Cullen Bay and the Esplanade all basking in the glorious sea breezes and tropical vibes.

Features to love:

- Two bedroom inner city abode
- City and ocean views on the horizon
- Master bedroom suite with ensuite and walk in robe
- Balcony off the master suite is generous with tennis court views
- Second bedroom has small terrace balcony overlooking sloping gardens
- Bathroom offers a shower / bath combo and vanity with storage
- Under stair storage space perfect for those hardly used items
- Stairs through to the second floor above
- Grand open plan entertaining areas are light and bright
- Kitchen has stone counters, overhead storage space and pantry
- Open plan living and dining areas filled with light
- Sliding doors from the living room through to the balcony
- Balcony view extended views over the tennis courts to the city and sea
- Complex includes tennis courts and two swimming pools
- Communal green belt between the properties
- Walking paths throughout the complex to explore

Council Rates: Approx. \$1600 per annum
Area Under Title: 184 sqm
Zoning: SD12 (Specific Use)
Status: Vacant Possession
Rental Estimate: Approx. \$600 per week
Body Corporate: Whittles Body Corporate
Vendors Conveyancer: Aquarius Conveyancing
Settlement period: 30 days or variation on request
Deposit: 10% or variation on request
Easements as per title: None Found