

**4/6 Malabar Street, Larrakeyah, NT 0820**



**Unit For Sale**

Wednesday, 12 June 2024

4/6 Malabar Street, Larrakeyah, NT 0820

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 47 m2**

**Type: Unit**



Jacob Reynolds  
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Umesh Patel  
0404748528

## FOR SALE

Step inside this affordable entry-level home or ideal low-cost investment, where comfort meets convenience in a prime location. This charming one-bedroom, one-bathroom apartment is perfect for those seeking a cosy yet functional living space. Enjoy year-round comfort with split system air conditioning and ceiling fans throughout. Situated within walking distance of Darwin's CBD, local beaches and The Gardens, every convenience is within reach. Indulge in the vibrant dining scene, explore the bustling Darwin Waterfront, or soak in the cultural charm of the Mindil Markets—all just moments away. Whether you prefer a leisurely stroll, a scenic cycle, or a quick drive, this location offers endless possibilities. With an array of restaurants, cafes, bars, and shops at your fingertips, every day promises new adventures and discoveries. Don't miss out on this exceptional opportunity to own a piece of Darwin's vibrant lifestyle. Year Built: 1982 Council Rates: \$1678.21 pa Area Under Title: 47 m<sup>2</sup> Rental Estimate: \$350 to \$400 Body Corporate company: Altitude Management Vendor's Conveyancer: Tschirpig Conveyancing Preferred Settlement Period: 30 - 90 Days Preferred Deposit: 10% Easements as per title: Sewerage Easement to Power and Water Authority Zoning: Low-Medium Density Residential Status: Vacant Body Corporate Levies: \$1032.33 per quarter The Sinking Fund: \$35,883.83 Administration Fund: \$4506.60 - Great low cost investment - Split system air conditioning and ceiling fans - One Bedroom One Bathroom opportunity - Easy access to Darwin CBD - Restaurants, cafes and shopping nearby - Within walking distance to markets and beaches Call to inspect with The JH Team today!