

# 4/77 Koolinda Crescent, Karama, NT 0812

TERRITORY  
REAL ESTATE

## Unit For Sale

Friday, 19 January 2024

4/77 Koolinda Crescent, Karama, NT 0812

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Stuart Rodda  
0889855678

**\$349,000**

Territory Real Estate is proud to present this vacant ground level unit to the Darwin Sales market. Perfect for the savvy investor or the home maker, this tidy 2 bedroom apartment is move in or rent out ready with everything at your fingertips. Across the road is a major retailers with specialty shops as well as bus routes and an easy commute through to Casuarina and the beachy lifestyle all within 5 minutes. The home has a single carport parking bay at the front with room for a small second vehicle and a front courtyard with concreted space and a garden shed perfect for the bikes or tools. Inside the home has a storage area to drop your keys and bag with security screens over the front door so you can open the home up for the breezes. There are two bedrooms each with external shutters and a built in robe plus A/C as well. The bathroom is modern with the laundry amenities discreetly tucked in behind the door with a lux vibe. Open plan living, dining and kitchen areas have sky high raked ceilings and let in plenty of light through the windows – the front facing windows also have external shutters – great for the shift worker. The kitchen offers wrap around counters with plenty of prep areas and bench space to work from along with corner display shelving and a nook for the fridge as well as a server bar to the dining room adjacent. Within the courtyard is a pergola entertaining area that overlooks an easy care garden with a raised garden patch ideal if you want to start to grow some veggies or just have some plants in there. If location is everything then this home has it all – moments from the Casuarina Coastline, Leanyer Water Park, schooling options and plenty of local parks as well as after school activities, employment options and the RDH and CDU are also only moments away.

- Tucked into a small complex setting with carport parking plus space for a second
- Garden shed at the front with a concreted courtyard – store the bikes!
- Inside is a formal foyer with benchtop storage space for your keys and bag
- Renovated bathroom and laundry room with modern updates
- Bathroom has a bath tub / shower combo and discrete laundry amenities
- 2 bedrooms each with a built in robe and A/C plus external shutters
- Open plan living and dining areas with sky high raked ceilings
- Sliding doors from the living room to the courtyard
- Courtyard has a pergola entertaining area and easy care backyard
- Raised garden / veggie patch if you want to start to grow some produce
- Kitchen has wrap around counters with display shelving and servery topped
- Dining room adjacent to the kitchen with an easy flow between them
- Walk to community parklands and play areas for the kids
- Ride your bike with the kids to public and private school options
- Nearby to the Leanyer Water and Skate Park
- 5 minutes from Casuarina Shops
- Enjoys the Nightcliff foreshore and Dripstone Cliffs Council Rates: Approx. \$1,700 per annum

Zoning: LMR (Low - Medium Density Residential)  
Status: Vacant  
Body Corporate: Elite Strata Management NT  
Body Corporate Levies: Admin fund: \$809.29 per quarter  
Sinking fund: \$215.09 per quarter  
Settlement period: 45 Days  
Rental estimate: \$450 per week  
Deposit: 10% or variation on request