

421/12 Salonika Street, Parap, NT 0820

CENTRAL

Apartment For Sale

Tuesday, 5 December 2023

421/12 Salonika Street, Parap, NT 0820

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Daniel Harris



Kylie Westbrook
0478401428

Price Guide \$490,000

Text 421SAL to 0472 880 252 for property reports and more information• Currently tenanted at \$650 a week to corporate tenant until June 2024• Two-bedroom apartment set on ninth floor of highly desirable complex• Functional floorplan feels open and spacious, accented by modern design throughout• Elegant neutral palette and glossy tiles flow through bright open-plan living space• Entertainer's balcony offers sweeping views over surrounds towards the water• Stylish kitchen flaunts high-end design, complete with gas cooking and quality appliances• Oversized master boasts walk-through robes and attractive ensuite with dual vanity• Second bedroom also generous in size, featuring mirrored built-in robe• Large main bathroom features walk-in shower and integrated laundry• Abundant built-in storage throughout apartment, plus convenient lockup storeroom• Secure parking for one vehicle; access to pool, gym, playground and moreInvestors take note! Delivering on looks, amenities and location, this currently tenanted apartment creates an incredible opportunity, allowing you to enjoy an instant return on your investment, to perhaps move in and enjoy all that's on offer here, later down the line.Situated within highly sought-after complex, The Avenue, the apartment delivers elevated, effortless living on the ninth floor, where a carefully considered layout reveals bright, inviting spaces that are a delight to spend time in.Upon entering the apartment, you are greeted by a gorgeous open-plan living area, where spacious design offers versatile options for relaxing and dining, accented by a sophisticated neutral palette and premium tiles underfoot.Overlooking it all, the beautifully presented kitchen creates the ideal space for keen cooks, boasting stone benchtops and stylish mosaic tile backsplash, complemented by quality appliances. Of particular note are the gas stovetop and built-in dishwasher set at an ergonomically-friendly height.From the living area, large sliding glass doors open the space out to a great balcony, where entertaining is perfectly picturesque, thanks to panoramic views out towards the water.Both carpeted bedrooms are generous in their proportions, with a walk-in to the master and mirrored built-in to the second bedroom. Creating a luxurious space to retreat to, the ensuite and main bathroom deliver quality fittings within contemporary design, with a handy integrated laundry tucked away within the main bathroom. Adding further appeal here, there is split-system AC in every room and abundant built-in storage, which is complemented by an external lockup storeroom.In addition to secure parking, the complex itself offers access to a wonderful range of amenities, including a fantastic pool with adjoining BBQ facilities, a modern gym, a kids' playground and games room, all set within expansive tropical gardens featuring a large pond and aviary.As for location, the property enjoys a peaceful position moments from beaches, the iconic Mindil Beach Markets, Beach Casino & Resort, George Brown Botanic Gardens, and of course, the CBD.Make sure you don't miss out on this exciting prospect! Arrange your inspection today.Area Under Title: 158 square metresZoning Information: SD30 (Specific Use)Status: Tenanted Rental Estimate: \$650.00 per week (approx.)Body Corporate: Whittles Body Corporate Body Corporate Levies: \$2887 per quarter (approx.) Easements as per title: None found