

**427/12 Salonika Street, Parap, NT 0820**

**SMART.**

**Sold Unit**

Monday, 14 August 2023

427/12 Salonika Street, Parap, NT 0820

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 80 m2**

**Type: Unit**



Stewie Martin

**\$295,000**

Motivated vendor wants to sell! If you are looking for a great value buy in this market, then this cosy ocean view apartment is for you. This one-bedroom home would be perfect for downsizers looking for a low maintenance private home. Lifestyle and convenience are why owners and tenants alike flock to this popular address right in the heart of Parap! Enjoy the lovely natural sea breezes throughout the residence with this surprisingly spacious floor plan. The abundance of natural light flows seamlessly throughout the wide-open spaces of the open plan living and dining areas. Neutral colour schemes encourage light and floor tiles throughout make cleaning a breeze. A spacious bathroom, internal laundry, stunning kitchen, and secure undercover parking, makes this a superb property that cannot be matched, you will appreciate everything this apartment has to offer. The convenient location of this property offers cafes, restaurants, and nightlife all just minutes away, consider viewing this superb one-bedroom delight, as it is priced to sell and will not last long. As you step inside you will find the property offers a spacious feel with air conditioning, ceiling fans and durable tile flooring throughout. You will appreciate the simplicity of the open plan living and dining area, perfect for relaxing or entertaining friends, while the abundance of natural light throughout the property adds to the liveability. The living space flows out through glass sliding doors to the private entertainer's balcony. With stunning ocean and city views, the private balcony is the perfect place to unwind and enjoy the cool nights and sea breezes with family and friends. This beautifully presented residence boasts a modern walk-through kitchen, equipped with an oven and gorgeous pattern tiled splash back, pantry, loads of cupboard and bench space, and overhead cabinetry. Next up is the bedroom fully carpeted complete with full-length built-in mirrored wardrobe, plenty of floor space, with the option to close it off from the living area. The bathroom boasts neutral tones, a corner glass screened shower, large, mirrored vanity with loads of bench space and cupboards, and toilet. Also, there is an internal laundry, secure carpark for one vehicle and use of all the facilities the complex has to offer. The property provides excellent value for its size and location with the apartment being conveniently located within walking distance to Darwin's Sunset Mindil Beach Markets with public transport, parks, schools, and dining amenities minutes away. Unbeatable investment and one not to be missed. Mark this one down for an inspection today.

**Key Features:**

- Highly sought-after unit in Parap
- Bedroom with built-in mirrored robe, and carpet flooring
- Air conditioning and ceiling fans throughout for extra comfort
- Stunning modern walk-through kitchen with loads of cupboard and bench space
- Open plan living and dining areas flowing out to the private balcony
- Cool sea breezes, plenty of natural light
- Private balcony boasts stunning ocean and city views
- Modern stylish bathroom with glass shower screen, and large mirrored vanity
- Internal laundry for convenience
- Secure undercover parking
- Use of the complex facilities including Pool, BBQ area, Games room and well-equipped gym
- Excellent location, walking distance Darwin's Sunset Mindil Beach Markets

**Around the Suburb:**

- Approx. 13 minutes to Casuarina Shopping Centre
- Approx. 7 min to Darwin City
- Approx. 20km from Palmerston CBD
- Nearby to the city night life and eatery
- Close to public transport
- Explore the suburb, with local parklands and schools nearby
- Close to Mindil Beach, Casino, and Botanic gardens

**Additional Information as follows:**

- Council Rates: Approx \$1350 per annum
- Body Corporate: Body Corporate: \$1819 per quarter
- Year Built: 2014
- Planning Scheme Zone: SD30 (Specific Use)
- Area under Title: 80 sqm
- Status: Vacant Possession
- Rental Estimate: \$475 - \$525 per week
- Settlement Period: 45 days
- Easements as Per Title: Nil