

44/14 Salonika Street, Parap, NT 0820



Sold Unit

Wednesday, 27 September 2023

44/14 Salonika Street, Parap, NT 0820

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 319 m2

Type: Unit



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\$700,000

"Hastings Over Mindil" is a prestigious apartment building located in the popular sought after suburb of Parap, just minutes from Darwin's CBD. This outstanding building offers luxurious apartment living with an abundance of amenities that creates a resort style, low maintenance, carefree lifestyle. These amenities include an entertainment pool with spa area, 25m lap pool, fully equipped gymnasium, children's playgrounds, tennis court, golf driving range with putting greens, numerous BBQ facilities throughout the grounds, communal gardens that include citrus trees, herbs and spices for all residents to enjoy, walking track, barramundi pond, fully equipped car wash bay, heavy duty laundry facilities, onsite manager, function room and much more. Located on the podium level of this prestigious building, apartment 44 is a high-quality residence and certainly not just your standard style apartment. Apartment 44 boasts a massive 150m² (approx.) fully tiled balcony, which was recently re-tiled, freshly painted and offers a relaxing leafy green aspect facing over the end of the St John's Catholic College grounds. Facing in the Mindil beach direction, you will enjoy the popular Darwin sunsets all year round from your expansive outdoor entertainment area. As you enter this outstanding residence, quality upgraded light fittings, ceiling fans and fixtures throughout the property are evident. The property offers 3 spacious bedrooms, 2 bathrooms, combined living areas, outstanding spacious kitchen that includes a gas cook top, a new dishwasher that has recently been installed and an abundance of cupboard/ storage space, and in addition the kitchen has recently been fitted with new LED lights. The master bedroom includes a large hidden walk in/around wardrobe with a well-appointed modern ensuite, with separate toilet and the main bathroom includes a good-sized spa bath. Bedrooms 2 & 3 have recently been re-carpeted, include good-sized built-in cupboards and all bedrooms within this residence offer access onto the balcony and adjoin into the good-sized office/study space area.

Highlighted Property Features

- Exceptional Luxurious Residence
- Large 150m² (approx.) Balcony (recently repainted & fully re-tiled)
- 3 spacious bedrooms (all recently re carpeted)
- 2 spacious bathrooms (master with ensuite and main bathroom includes a large spa bath)
- Upgraded quality light fittings, ceiling fans and fixtures throughout
- Generous sized Office/Study area
- Ducted air conditioning to kitchen, dining and living areas (recently replaced)
- 2 Good sized car parks and extra-large storage room
- 2 x Swimming pools (one x 25m lap pool)
- Fully equipped Gymnasium
- Full size Tennis court
- Kids playgrounds
- Golf Driving Range & Putting Green
- Various BBQ Facilities through the grounds
- Various sitting areas throughout the grounds and barramundi pond
- Communal gardens with citrus trees, herbs, spices and more for all residents to enjoy
- Fully equipped Car Wash Bay
- Heavy Duty Laundry
- Secure building with onsite manager
- Function room

Location Points of Interest

- Darwin Ski Club – approx. 2 min (750m)
- Darwin High School – approx. 3 min (950m)
- Darwin Sailing Club – approx. 3 min (1.3km)
- Darwin Trailer Boat Club – approx. 3 min (1.4km)
- Mindil Beach Casino, The Gardens Golf Course & Darwin Botanic Gardens – approx. 3 min (1.5km)
- Darwin CBD – approx. 7 min (3.4km)
- Fannie Bay – approx. 5 min (2.7km)
- Parap Markets – approx. 5 min (1.9km)
- Darwin International Airport – approx. 11 min (8.8km)
- Casuarina Shopping Complex - approx. 14 min (10.6km)
- Royal Darwin Base Hospital – approx. 17 min (13.3km)

Other Important Information

Area Under Title: 319sqm
Year built: 2006
Council Rates: \$1,400.00 (approx.) p.a.
Body Corporate Manager: Whittles* Admin Fee: \$2,226.00 (approx.) p.q.* Sinking Fund: \$414.00 (approx.) p.q.
Easements as per Title: None Found
Status: Owner Occupied
Rental Valuation Estimate: \$750 - \$800 per week
Preferred Deposit: 10% or variation upon request
Preferred Settlement: 45 days or variation upon request

For all enquiries and private inspections, contact Simon Connelly 0411 210 744 or email simon@ofndarwin.com.au.