

446/12 Salonika Street, Parap, NT 0820



Unit For Sale

Monday, 14 August 2023

446/12 Salonika Street, Parap, NT 0820

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 151 m2

Type: Unit



Seth Chin



Victor Harris

0412154121

Offers Over \$550,000

Serene, low maintenance living in the sought after suburb of Parap. Relax in the afternoon and enjoy spending time with family and friends on the large top floor balcony with spectacular water and city views...This contemporary two-bedroom, two-bathroom, top-floor apartment is situated on level 14 of 14 within the modern mixed-use Parap complex 'Spirit on The Avenue'. Ideally located only 2km from the Darwin CBD, the secure complex offers resort-style amenities and is a short walk to schools, transport, Mindil Beach, Sailing & Ski clubs, Botanic Gardens and the Casino. The property further features:- Generous open-plan living area spills onto private top floor balcony offering plenty of space to wind down or entertain. - Designer kitchen with s/s Miele appliances, four-burner gas cook top, rangehood, electric oven, ergonomically positioned dishwasher, solid Essastone bench tops, convenient double-door fridge and ample storage- Two bedrooms, both sizeable and carpeted with split system air conditioning, built-in mirrored wardrobes and balcony access (wall-mounted TV in Master only)- Ensuite to master bedroom features huge floor space, large spa tub, separate shower, toilet and vanity with under-sink storage - Separate main bathroom with shower, dual-basin vanity and plenty of storage- Fully furnished with split system air-conditioning and tiles throughout- Separate internal laundry with washing machine, dryer, sink and storage- One secure basement carpark located on level B2- Secure complex with underground parking and fob access to the residential floors of the buildingThe complex further features a 3,000sqm podium level where residents can access the following amenities:- Infinity Leisure Pool-Function Room-Games Room (pool table, ping pong table & air hockey)-Well-equipped Residents Gym -BBQ areas with 1x pizza oven & mongolian BBQ-Residents Herb & Veggie Garden-Golf Nets & Putting Green-Bird Aviary & Barra Pond-Kids Playground & Potting AreaStrata Area Under Title: 151sqmYear Built: circa 2014Status: TenantedPassing Rent: \$580Lease End: Nov. 2024Body Corporate: WhittlesBody Corp Levies: approx. \$3,442 per quarterCouncil Rates: \$325 per quarterFor more information or to arrange an inspection please contact Kemp Holler on 0420 836 220 or Victor Harris on 0412 154 121.