

**5/1 Bradhurst Court, Bayview, NT 0820**

**CENTRAL**

**Townhouse For Sale**

Friday, 23 February 2024

5/1 Bradhurst Court, Bayview, NT 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 271 m2**

**Type: Townhouse**



Darren Hunt  
0417980567



Daniel Harris  
0889433000

## Price Guide \$770,000

Text 5BRA to 0472 880 252 for property information Why? Location. Premium suburb. Arguably Darwin's best. On the water. Townhouse. Immaculate condition. A distinct Balinese/Asian influence. Different it is. Interest piqued? The Home... With just 6 residences in the complex, it has a very distinct "Boutique" feel taking place. Positioned around the water, it maximises all of the aspects a property like this should. The view. Ideally suited to those looking for minimal maintenance with all greenery that and water views that one could want. Solar? Yes. 3 phase rooftop solar system (9.6kw) of panels. Little if any power bills. Street presence is stylish and simple. Grey hues backdrop nicely against the gardens and lawns. Again, a simple and stylish entry lead to the views at ground level. It's a wonderful feeling coming home with the water on your doorstep. There's also the large pool for residence owners that adds to the backdrop. Lounge, dining and kitchen all at ground level. All situated to provide a space in which to enjoy meals, drinks and conversation. Kitchen cabinetry is solid teak, (no veneers here). There's also built in robes in all bedrooms of the teak variety. Kitchen? Perfect for now, though maybe a slight upgrade in the future. Bathrooms? Fantastic! Main bedroom with ensuite. Big, light and thoroughly indulgent. Great spaces in which to bathe. Teak vanities also. Main bedroom suite... Different and special with ensuite. Occupying the best part of the upper level, the morning wakeup view is one of the best in Darwin. It is by definition, a genuine bedroom suite. As mentioned previously, all bedrooms are complimented with teak wardrobes. The main has two separate robes. Both second and third bedrooms are generous in size also. Laundry and store (with W/C) occupy the space between the dual car parking spaces. There's also a space perfect for a wine cellar with just a few simple modifications. Daniel or Darren will show you that. Entertaining... Covered area that leads to the pool with gardens on either side. Maintenance is minimal, with all gardens irrigated. Pool is for residents and offers a great view. There's a lot that can be mentioned, too much for this space. If you're in the market for a townhouse that is very different, then this is a must see. Only moments from the bustling CBD with local shops, restaurants, employment options and so much more this is a perfect low maintenance high impact investment for the city dweller or the investor. The home is for sale now, via the easiest method in today's market. And that's simply, come and have a chat to either Daniel or Darren... it'll just make sense.

- Elegant, elevated lifestyle address in blue chip neighbourhood
- Impeccable presentation in boutique complex
- Dual carport parking with a storage / utility room and laundry room with W/C
- Security screens allow the home to be open for the cross breeze
- Step down into an expansive light filled living and dining area
- Wall of sliding doors opens onto the verandah with marina views
- Courtyard with easy care gardens and lawns, secure fencing
- Gated entry from the courtyard to the swimming pool with marina views
- Kitchen has wrap around counters with servery breakfast bar seating
- Overhead storage and warm timber tones throughout this large kitchen
- Upstairs the home has 3 bedrooms and the main bathroom with linen storage
- Bedrooms 2 and 3 both have louvered windows and A/C with a built in robe
- Master bedroom is grand with epic proportions and marina views framed in the windows
- His and her's robes in the master bedroom suite
- Ensuite bathroom with twin shower and open vanity that glimpses the marina
- Walk down to the swimming pool to enjoy a refreshing dip
- From the pool area there is gated entry to the dock and marina

Council Rates: \$1700 per annum (approx.) Date Built: 2005 Area Under Title: 271 square metres Zoning Information: MZ (Multi Zone) Status: Vacant Possession Rental Estimate: \$750- \$800pw Body Corporate: Altitude Management NT Body Corporate Levies: \$2,747 per quarter (approx.) Easements as per title: None found