

5/5 Mangola Court, Larrakeyah, NT 0820



Unit For Sale

Friday, 19 April 2024

5/5 Mangola Court, Larrakeyah, NT 0820

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 186 m2

Type: Unit



Simon Connelly
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Genuine Offers Negotiable

Located on the top floor of a 3-level walk-up building, this property is spacious and roomy throughout and offers cross flow breezes front to back of the property. Positioned in Larrakeyah only minutes to the Darwin CBD, Mindil Beach Casino, Mindil Beach Markets, The Gardens Golf course and much more. Recently refreshed, the interior has just been fully repainted with new carpet installed in all 3 bedrooms. The master bedroom includes an ensuite and has access to the smaller alfresco balcony at the rear of the property, bedroom 2 also has access onto the rear alfresco balcony. The main bathroom includes a small bathtub, and for convenience the main toilet is separately located outside the main bathroom, next to the separate laundry room. The property boasts a large spacious kitchen with loads of cupboard space and looks over the combined lounge living area that opens onto a good-sized balcony with a leafy green aspect. With no lift in the building, enjoy lower building operational costs and the added benefit of staying active with your daily step count. This intimate complex, with only two properties per floor and a total of six units, offers a serene and private living environment.

Highlighted Property Features

- 3 Bedroom x 2 Bathroom x 2 Car + Storage
- Top Floor
- Interior Fully Repainted
- New carpet in all 3 Bedrooms
- Large Kitchen with loads of storage space
- Master Bedroom includes an Ensuite
- Main Bathroom includes a Bathtub
- Internal Laundry Room

Location Points of Interest

- Mindil Beach Casino & Mindil Beach Markets – approx. 1.1km (3 min)
- Cullen Bay Restaurants, Shopping & Café Precinct - approx. 1.5km (3 min)
- Darwin City – approx. 2.2km (6 min)
- Darwin International Airport – approx. 10.5km (12 min)
- Charles Darwin University – approx. 11.6km (15 min)
- Casuarina Shopping Centre – approx. 12.3km (16 min)
- Royal Darwin Hospital – approx. 15.1km (21km)

Other Important Information

Area Under Title: 186sqm
Year built: 2006
Council Rates: \$1,700.00 (approx.) p.a.
Body Corporate Manager: Whittles* Admin Fee: \$1,320.00 (approx.) p.q.* Sinking Fund: 95.00 (approx.) p.q.
Easements as per Title: None Found
Rental Estimate: \$550 - \$600 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.