

501/3-5 Gardiner Street, Darwin City, NT 0800

CENTRAL

Unit For Sale

Saturday, 12 August 2023

501/3-5 Gardiner Street, Darwin City, NT 0800

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Chris Clarke
0889433077

PRICE REDUCED \$250,000

TEXT 501GAR TO 0488 810 057 FOR ALL PROPERTY INFORMATION Offered as vacant possession as a fantastic entry point into the Darwin real estate market, or excellent investment opportunity with the brand new Charles Darwin University Campus (set for completion mid 2024) less than 100m away, this property will offer fantastic student accommodation and above average rental returns. Located in the heart of the CBD in one of Darwin's only moments from restaurants, cafés, coffee shops and the colour and lights of the city below, this inner city abode enjoys views over the skyline towards the ocean on the horizon and captures the cool sea breezes as well. Positioned on the 5th floor with secure intercom and fob key access, the property includes a swimming pool and secure carparking as well. Step inside this modern abode for breath taking city skyline views from the breezy balcony and enjoy watching the bustling streets below you. This apartment is filled with functional touches that give it banks of storage and a versatile layout that will appeal. The kitchen has stone counters and plenty of storage space and prep areas along with a wall of cupboards and overheads as well. Open plan living and dining areas have tiled flooring and a sliding door leading through to the balcony. The master bedroom offers built in over bed storage and twin robes along with a bank of louvered windows to let in the cool breezes. Just outside of the bedroom is a home office / study nook with banks of built in storage along with a handy pull out bed perfect for when guests come to stay over. There is an internal laundry room within the bathroom which is modern and well appointed with shower and vanity that has storage built in. Spend your free time entertaining on the balcony as the sun sets over the city and watch as the lights come on and the city comes to life below you. Nearby are restaurants, cafes, tourist spots and so much more – welcome to your home away from home.

- 1 bedroom inner city abode with a study and pull out guest bed
- Function design with banks of built in cupboards
- Open plan living and dining areas have tiled flooring underfoot and A/C
- Kitchen includes stone counters, double sliding door pantry and overhead cupboards
- Master bedroom suite includes built in overbed storage along with twin robes, carpeted flooring
- Bathroom includes the laundry amenities
- Balcony overlooks the city lights and captures the cool sea breezes
- One secure car parking spaces within the complex, fob key entry, elevator access
- Home office / studio with a built in desk and plenty of storage space as well

Around the Suburb:

- Walk to the heart of the CBD in moments
- Spend your free time exploring the Water Front Precinct or The Esplanade
- Weekend coffee dates and easy dinners in the city

Council Rates: \$1,660 per annum (approx.)
Area Under Title: 63 square metres
Zoning Information: CB (Central Business)
Status: Vacant Possession
Rental Estimate: \$450 per week
Rental Return: 8.8% gross ROI (4.7% absolute nett)
Body Corporate: Castle Real Estate
Body Corporate Levies: \$2,171 per quarter (approx.)
Easements as per title: None Found