

**508/3-5 Gardiner Street, Darwin City, NT 0800**

**Raine&Horne.**

**Sold Apartment**

Wednesday, 6 September 2023

508/3-5 Gardiner Street, Darwin City, NT 0800

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$215,500**

Located in the heart of the CBD this property is perfect for the savvy owner occupier and investors alike. Offering an easy-care design that is high impact and low maintenance, this property is only moments from restaurants, cafes, shops and the colour and lights of the city below. Positioned on the 4th floor with secure intercom and fob key access, the complex includes a swimming pool and secure carparking for one car. This apartment is filled with functional touches that give it easy use for the everyday. Streamlined cabinetry in the kitchen with banks of storage and a versatile layout make this kitchen super functional. Open plan living and dining areas have tiled flooring and a sliding door at the far end leading through to the balcony that also let in plenty of natural light and capture the cool sea breezes. The bedroom offers built in robes and a work desk / make-up station with bifold doors that allow a comfortable snooze zone or open up for free flowing design. The modern bathroom includes shower, vanity with ample storage and laundry as well. Features Include: • 1-bedroom, 1-bathroom inner city abode. • 1 undercover and secure car park included. • Bi-fold doors separate the bedroom from the living areas. • Functional design with banks of built in cupboards. • Galley style kitchen with cooktop, built in microwave and overhead storage. • Open plan living and dining areas have tiled flooring underfoot and A/C. • Balcony overlooks the city lights and has partial water views. Important Information • Area under Title: 56m<sup>2</sup> • Year Built: 2012 • Body Corp Manager: Castle Real Estate • Body Corp Fees: \$1699 p/q (approx.) (includes sinking fund) • Council Fees: \$392 p/q (approx.) • Status: Tenanted but Vacant Possession can be negotiated • Rental Estimate: \$450 - \$460 per week • Deposit: 10% or negotiable • Settlement: 30 days or negotiable