

**508/39 Cavenagh Street, Darwin City, NT 0800**



**Unit For Sale**

Thursday, 22 February 2024

508/39 Cavenagh Street, Darwin City, NT 0800

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 132 m2**

**Type: Unit**



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**\$435,000**

The iconic Kube complex is located across from the Darwin GPO and is practically the geographical center of the Darwin CBD. In addition, the Charles Darwin University's new campus is currently under construction and is less than 50m away from this building. Due to open its doors in the next few months, the university is expecting thousands of international students through its doors creating a fantastic opportunity for owners in this building. This property is currently leased with rental prices expected to increase once the university is accepting students as no new student accommodation has been constructed to service the increase in demand. University aside, the convenience of this location should not be understated as it is only a short walk to café's, restaurants, entertainment, retail and employment opportunities. Inside the complex is a gym with views to the street, and an indoor pool to prevent sunburn for those extended sessions in the water. Parking is in a secure basement with lift access to your floor. The Kube is one of the more recently constructed complexes and as such includes modern finishes and includes large polished tiles, stone bench tops and an open plan layout incorporating the kitchen, living and dining area. Features include: \* Secure basement parking for 2 cars \* Pool and Gym in the complex \* Secure complex with Air Conditioned lobby \* Polished tiles and stone bench tops \* Ensuite off the main bedroom \* Convenient central CBD location \* High returns for investors This property is currently tenanted and would suit investors looking for a high return with future increases predicted to be not too far away. Alternatively, for owner occupiers looking for something in this location you could purchase now and collect the rent until the lease expires. Year built: 2013 Area under Title: 132m<sup>2</sup> (approx) Planning Zone: CB - Central Business Council Rates: \$1,660 per year (approx) Body Corp Manager: North Management Body Corp Fees: \$2,098 per quarter (approx) Status: Tenanted Leased at \$600 per week Lease expires November 2024