

**5208/4 Kurringal Court, Fannie Bay, NT 0820**

**CENTRAL**

**Apartment For Sale**

Monday, 18 March 2024

5208/4 Kurringal Court, Fannie Bay, NT 0820

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Price Guide \$460,000

Perfect for the home maker and the investors alike, this property boasts resort vibes and is hosted within a secure complex only moments from the spectacular East Point Reserve and Lake Alexandar plus local hot spots like the Cool Spot Café making it a prime position for the executive single or couple or a highly sought after rental. Positioned within a gated community setting with manicured gardens and wide streets with plenty of designated parking spaces and outdoor areas to utilise, this property has everything you want. There is a huge swimming pool with outdoor entertaining areas and BBQ's as well as a gym and common areas to relax. Inside is an open plan living, dining and kitchen area with tiled flooring in the kitchen and wet areas and plush carpeted flooring throughout the rest of the home. The kitchen is very modern and has loads of built in storage space and prep areas to work from. The living areas have sliding doors onto a balcony that enjoys the suburban sprawl below through the leafy treetops. Each of the bedrooms is complimented with a built in robe and A/C along with a sliding door to a balcony. The master bedroom also includes room for a study nook or makeup desk plus a private ensuite bathroom. Under the building there is a shaded carparking bay plus a second bay under cover as well. Elevators take you to the second floor where this property is just a few steps away. Only 10 minutes from the heart of the CBD, this property allows you to drop the daily commute in favour of more free time. Spend your afternoons strolling along East Point to enjoy the nightly sunsets and cool sea breezes or venture into the city for restaurants and entertainment year round.

- Executive singles and couples with love the resort vibes.
- Investors will enjoy a strong rental yield and low turn over.
- Highly sought after area only moments from Lake Alexandar and East Point.

2 bedrooms with built in robes and A/C to each. Master bedroom suite includes a private ensuite bathroom and private balcony. Open plan living and dining areas with soft carpeted flooring. Sliding doors from the living areas through to the balcony. Kitchen has stone bench top and loads of built in storage space. Linen press in the laundry room for additional storage space. Both bathrooms are modern and well appointed. Swimming pool with outdoor entertaining areas and BBQ in the complex. Gym and communal amenities to enjoy. Gated community setting with 2 parking bays and elevator access.

Around the Suburb:

- Nearby cafes, employment and more.
- 5 minutes to the Water Front Prescient.
- 5 minutes from Cullen Bay Marina.
- Nearby to Mindil Beach Markets and the George Brown Botanical Gardens.
- Moments from Parap and Fannie Bay, Lake Alexandar and the foreshore.

Council Rates: \$1,700 per annum (approx.)  
Area Under Title: 104 square metres  
Zoning Information: MR (Medium Density)  
Status: Vacant possession  
Body Corporate: North Management NT  
Body Corporate Levies: \$1,600 per quarter (approx.)  
Rental Appraisal: \$500-\$580 per week (approx.)  
Easements as per title: None found