

**56/32 Marina Boulevard, Larrakeyah, NT 0820**



**Sold Unit**

Wednesday, 11 October 2023

56/32 Marina Boulevard, Larrakeyah, NT 0820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 86 m2**

**Type: Unit**



Simon Connelly  
0889428942

**\$340,000**

Located on the 5th floor of Marina View Apartments, apartment 56 is a neat 2-bedroom x 1 bathroom property located at one end of the building. Boasting outstanding Cullen Bay marina views from the property's balcony, lounge and living areas. Tiled and airconditioned throughout, the kitchenette includes a dishwasher and a small stove top. This apartment also offers a separate dining room area, combined bathroom & laundry, and two good sized bedrooms rooms, both with built in cupboards and dresser area. The building facilities offer 3 swimming pools, BBQ facilities, undercover secure car park, building lift and landscaped tropical gardens. This property is ideal for those looking for a maintenance free, easy living carefree lifestyle that's located in a premium location that is only a short walk from the popular Cullen Bay shopping, restaurant/café precinct. In addition, for this premium location this property would make an ideal Airbnb/Short term accommodation investment property.

**Highlighted Property Features**

- Million Dollar Cullen Bay Marina views
- 2 Bedrooms x 1 Bathroom x 1 car
- Tiled & Airconditioned throughout
- Good size Balcony
- Separate Dining area
- Combined Bathroom/Laundry
- Good sized bedrooms with Built in Cupboard's
- 3 x Swimming pools
- Building BBQ Facilities
- Secure Undercover Carpark
- Building Lift

**Location Points of Interest**

- Cullen Bay Restaurant, Shopping & Café Precinct - approx. 350m
- Mindil Beach Casino & Mindil Beach Markets – approx. 1.5km (3 min)
- Darwin City – approx. 2.3km (5 min)
- Darwin International Airport – approx. 10.8km (13 min)
- Charles Darwin University – approx. 13.2km (18 min)
- Casuarina Shopping Centre – approx. 12.6km (16 min)
- Royal Darwin Hospital – approx. 15.5km (21km)

**Other Important Information**

Area Under Title: 86sqm  
Year built: 1995  
Council Rates: \$1,350.00 (approx.) p.a.  
Body Corporate Manager: North Management\* Admin Fee: \$2,113.00 (approx.) p.q.\* Sinking Fund: \$423.00 (approx.) p.q.  
Easements as per Title: None Found  
Status: Vacant Possession  
Preferred Deposit: 10% or variation upon request  
Preferred Settlement: 45 days or variation upon request