

**6/16 Henry Street, Stuart Park, NT 0820**



**Unit For Sale**

Thursday, 26 October 2023

6/16 Henry Street, Stuart Park, NT 0820

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 746 m2**

**Type: Unit**



Manning Jackson

0414797782

**\$595,000**

Nestled at the forefront of this development, on an elevated allotment 746 square metre allotment, this distinctive dwelling presents a remarkable investment opportunity. With two separate tenancies providing annual income of circa \$46,800, it's a dream come true for investors looking to maximize their returns. The block is zoned LMR (Low-Medium Density Residential) which opens up a range of development opportunities now or in the future. But it's more than just an income generator; it's a gateway to a tranquil lifestyle. Located in the peaceful outskirts of Darwin's bustling CBD, this property is part of a close-knit community characterized by tree-lined streets and refreshing sea breezes. Invest in serenity and prosperity, with the added potential to enhance value, in one of Darwin's most sought-after suburbs.

**Upstairs:** Fully self-contained unit with a kitchen, spacious living room, a large balcony, and 3 bedrooms, 1 bathroom, laundry facilities and uninterrupted views over the rooftops of adjoining properties. Leased until April 2025 at \$26,000 per annum.

**Downstairs:** Another fully self-contained unit with a kitchen, generous living area, two bathrooms, 3 bedrooms and its own front garden – perfect for young families for the entertainer. Leased until April 2025 at \$20,800 per annum. Features a large front yard for added convenience.

**Parking:** with a double under-cover car parking and additional space for two extra cars.

Stuart Park is situated just on the outskirts of Darwin's central business district (CBD). This means that you're only a short distance away from all the major commercial and entertainment hubs of the city. You can easily access the CBD for work, shopping, and dining. Darwin International Airport is only a 10 minutes drive away.

**Transportation:** Stuart Park enjoys excellent connectivity. You have easy access to public transportation, making commuting within the city a breeze. This includes bus services and road networks. The suburb features a variety of cafes and restaurants where you can indulge in a diverse range of culinary experiences. Whether you're in the mood for local cuisine, international dishes, or a casual coffee, you'll find options within close proximity to Henry Street. You'll find retail stores, boutiques, and shopping centers within easy reach. Stuart Park is close to a number of schools, both primary and secondary. Stuart Park has its own medical facilities and clinics. Don't miss this exceptional opportunity to invest in a property that combines solid income potential with opportunity to develop now or in the future. Contact Manning Jackson on 0414 797 782 today if you would like further clarification.

Land on title 746 square metres  
Council Rates: appx \$1,700 per annum  
Year Built: 1999  
Area Under Title: 746 sqm  
Zoning: LMR (Low-Medium Density Residential)  
Body Corporate Manager: Elite Strata Management  
Body Corporate Levy: \$2,385.50 per quarter (including \$650 sinking fund)  
Upstairs: Leased until April 2025 at \$26,000 p.a.  
Downstairs: Leased until April 2025 2024 at \$20,800 p.a.  
Settlement period: 30 days or variation on request  
Deposit: 10% or variation on request  
Easements as per title: None Found