

**6/57 Marina Boulevard, Cullen Bay, NT 0820**



**Sold House**

Monday, 14 August 2023

6/57 Marina Boulevard, Cullen Bay, NT 0820

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 423 m<sup>2</sup>**

**Type: House**

**\$1,200,000**

Phone enquiries - please quote property ID 20706. ~ For more information please send an enquiry with your email address ~ This magnificent fully furnished & equipped 423 square meter three-bedroom townhouse boasting beach frontage is like no other and is now for sale. Step off the beach and onto a huge balcony area to sit out and be entertained whilst embracing the breathtaking sunset views that sweep across Fannie Bay and out to the Timor Sea. When things get a little hot during the day, take a dip in the pool to cool off and enjoy a cold beer or a refreshing Mojito! Lovely french doors welcome you into the property via the lounge with tiled floors throughout the living areas. The kitchen features a long U-shape Mount Bundy (NT) granite benchtop that provides an abundance of space to prepare and serve meals. With beautiful slick 2-Pac cabinetry and gas appliances, it delivers the perfect setting for creating that culinary masterpiece. In the middle of the property is a staircase with polished wooden floor treads leading you up to the main bedroom as well as a mezzanine level. This mezzanine level could also be utilised in many other ways such as a fourth bedroom, study or second entertainment area. Walk upstairs to the main bedroom and escape to your own secluded world. Open the louvers and french doors that lead out onto a private balcony and feel those fresh sea breezes. A large size walk-in robe, as well as an ensuite with quality granite benchtops, compliment the upstairs environment. Downstairs there are two more bedrooms both overlooking the magnificent Cullen Bay Marina & one with its own ensuite, plus there's an additional bathroom for guests as well as an internal laundry. For a change of pace and scenery, there is another huge balcony area that looks onto the vibrant street and parkland below as well as Cullen Bay Marina. The perfect place to watch those electric thunderstorms roll in from the east. For peace of mind, there is secure parking for three cars underneath the property with an internal private access stairwell leading directly into the apartment. There is also an intercom system in place with the entrance at street level on Marina Boulevard. Cullen Bay is arguably Darwin's premier location to live boasting a peaceful & safe setting with stunning marina and ocean views all whilst being only 2.5km's from the CBD. Marina Boulevard provides a long list of fantastic dining and entertainment experiences all within minutes walk. There is a gym located only 100 meters away, as well as Cullen Bay Day Spa for those in need of some pampering! What you are purchasing is a location like no other. This particular complex is one of the only genuine beachfront properties in Darwin, with literally only a footpath and a lovely greenbelt area between you the sand and the ocean. Currently operating as a high-end Airbnb. The Body Corporate rates are \$12,672.00 per year. The council rates are \$1,800 per year. **DISCLAIMER** While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.