

604/24 Litchfield Street, Darwin City, NT 0800

CENTRAL

Apartment For Sale

Saturday, 18 November 2023

604/24 Litchfield Street, Darwin City, NT 0800

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Chris Clarke
0456222570

Auction

Text '24LITC' to 0488 810 057 for more property information FOR SALE BY AUCTION - Auction Date: Thursday, 2nd November 2023 @ 5:30PM Auction Location: Real Estate Central, 39 Cavenagh Street, Darwin City Located in the heart of the CBD is this tidy two bedroom apartment ideal for the city dweller or the savvy investor. Reclused in the hidden Litchfield street, just one street over from the bustle of the CBD, this property resides on the 6th floor with a secure intercom access, elevators and a lobby as well as off street parking options. Sharing amenities with the Mantra Pandanas building next door, you can take advantage of their gym and swimming pool and enjoy a morning coffee at any of the cafes and bars downstairs. Entry to the home opens into an open plan living, dining and kitchen area with tiled flooring and A/C along with windows that frame the city sky line views. The kitchen is stream lined with stone counters in a galley design, stainless steel appliances and modern aesthetic. Two bedrooms are both well sized through it is the master that is the show stopper with a super sized foot print, walk in robe and ensuite bathroom as well as warm timber look flooring underfoot. Double opening sliding doors reveal a sheltered balcony that basks in the breezes and has a limited view of the skyline and ocean on the far horizons. Only moments from restaurants and employment, this property is more about the lifestyle and liveability of the city offering a quick and easy lifestyle without the daily commute. Features:

- Spacious 2 bedroom apartment with tiled flooring throughout the living areas
- Brand new floating floorboards in the bedrooms
- 6th floor inner city apartment with secure lobby
- Secure complex with intercom access, elevator and parking
- Perfect move in or rent out ready abode for the investors
- Open plan living and dining areas are sheltered and cool
- Kitchen has stone counters along with SS appliances
- Bathroom is modern in design with a functional flow to the laundry room
- Internal laundry room with storage space
- Sliding doors from the living areas through to the balcony
- Bedroom 2 has a built in robe and timber look flooring with split A/C
- Master bedroom is oversized with walk in robe and ensuite bathroom
- Sea views from the balcony between the buildings
- Quiet and ambient apartment that is shaded and cool
- Close walking distance to everything in the CBD – last minute coffee dates – done! Around the Suburb:
- Off street parking for guest use
- 1 minutes from the heart of the CBD
- Nearby to the duckponds and water front areas along with the wave pool
- Walk to the CBD for coffee dates, a night out or a dinner with mates

Auction Date: Thursday, 2nd November 2023 @ 5:30PM Auction Location: Real Estate Central, 39 Cavenagh Street, Darwin City Council Rates: Approx. \$1600 per annum Area Under Title: 127 sqm Zoning: CB (Central Business) Status: Vacant Possession Vendors Conveyancer: Ward Keller Settlement period: 30 days Deposit: 10% or variation on request Easements as per title: None Found