

**612/5 Gardiner Street, Darwin City, NT 0800**



**Sold Unit**

Wednesday, 23 August 2023

612/5 Gardiner Street, Darwin City, NT 0800

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Rob Higgins  
0418184754

**\$209,000**

\*\*These units don't last long when they pop up and the sellers will negotiate, its important if your interested to get in quick or risk missing out! Less than 100m from the new Charles Darwin University city campus, it would be difficult to find a better located building. It is an easy walk to most places in the city from here however the property includes parking for 1 car so you don't need to give up your freedom. For the owner occupier the location is super easy, and the amenity of the building is quite good with secure basement parking, security fob access to access the building and a swimming pool at the upper level with stunning views.If you have kids attending CDU when it opens this could be a safe choice to have them close to school and work and reduce their living expenses. If you are an investor, this property is currently showing a 9.95% Gross rental return which is outstanding.Features include:\* 6th floor views\* Less then 100m from the new CDU campus\* Secure basement parking for 1 car\* Security fob access to the building\* Swimming pool at the top level with great views \* Could be cheaper to buy than rent\* Showing 9.95% Gross return for investors.The finishes are great with stone bench tops in the kitchen and bathroom. The use of the limited space is fantastic with overhead cupboards in the kitchen and the laundry neatly tucked away in the bathroom. Make contact today!Year Built: 2012Planning Zone: CB - Central BusinessArea under title: 50m<sup>2</sup>Body Corporate Manager: Whittles Body Corporate.Body Corporate Fees: \$1,792 per quarterCouncil Rates: \$1,650 per year (approx)Current Rental amount: \$400 per weekRental expires: 17.09.2023Status: Keep the tenant, or give 42 days notice to vacate.