

66/32 Marina Boulevard, Larrakeyah, NT 0820



Sold Unit

Monday, 14 August 2023

66/32 Marina Boulevard, Larrakeyah, NT 0820

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 80 m2

Type: Unit



Simon Connelly
0889428942

\$370,000

Located on the 6th floor of Marina View apartments in Cullen Bay, this 2 bedroom top floor apartment boasts stunning panoramic views over Cullen Bay Marina and Darwin harbour. Enjoy your morning breakfast, lunch, or dinner taking in the panoramic views, you will never miss Darwin's famous sunsets from this property. The property is neatly presented and easy to maintain, it is tiled and airconditioned throughout, the master bedroom includes a small ensuite, both bedrooms have built in cupboards, combined compact kitchen & laundry and a reasonably sized balcony boasting gorgeous panoramic views of Cullen Bay Marina & Darwin Harbour. Live In Upgrade your lifestyle and enjoy stunning views in a premium location of Darwin "Cullen Bay". This property is situated just a few minutes from popular restaurants & cafes, Mindil Beach Casino, Mindil Beach markets, Botanic Gardens, The Gardens Golf course and Darwin CBD. The property is located on the top floor of the Marina View building offering stunning panoramic views of Cullen Bay Marina and Darwin Harbour. The property is neatly presented and easy to maintain, the building offers 3 swimming pools, BBQ facilities, secure undercover car park, and lifts. Invest The property is currently leased at \$450 per week until 5th October 2023 returning an estimated gross return of 6.3%. The current tenant has shown an interest to continue with the lease further. In addition to the already outstanding gross return, this property would make an excellent short term accommodation property investment. Highlighted Features Include* Top Floor Apartment* Balcony Boasting Cullen Bay Marina & Darwin Harbour views* Tiled & Air conditioned Throughout* Compact Kitchen & Laundry* 2 bedrooms with Built-in robes* Ensuite to main bedroom* 3 pools in complex* Large outdoor entertaining area in the complex with BBQ available to all residents* Secure parking for 1 vehicle Viewings by appointment only - for all enquiries contact Simon Connelly on 0411 210 744 or email simon@ofndarwin.com.au. Council Rates: \$1,370.00 p.a. (approx.) Area Under Title: 89sqm Year built: 1995 Body Corporate Manager: North Management Body Corporate Fees (including sinking fund): \$2,762.00 p.q. (approx.) Status: Currently leased until 5th October 2023 at \$450 per week Easements as per Title: None Found Settlement period: 45 days or variation upon request Deposit: 10% or variation upon request