

**7/11 Duke Street, Stuart Park, NT 0820**



**Sold Apartment**

Monday, 14 August 2023

7/11 Duke Street, Stuart Park, NT 0820

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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0889428942

**\$402,000**

Using its elevated position to offer sweeping city views toward the ocean, this two-bedroom apartment offers effortless modern living in a highly sought-after setting, moments from the CBD. Feeling bright and open throughout, the apartment creates a wonderful feeling of space within its open-plan living area, complemented by a gorgeous balcony and smartly presented kitchen and bathrooms.\* Spacious apartment in smallboutique complex looking out over city to the water\* Effortless layout accented by abundant natural light and easy, neutral tones\* Prized open-plan living elevated by a wall of windows and flexi floorplan options\* Seamless flow out to large, curved balcony offering elevated views\* Neat kitchen features plentiful storage and modern stainless steel appliances\* Master enhanced by plush carpet, dual built-in robes and modern ensuite\* Second carpeted bedroom also features dual built-in robes, plus direct access to bathroom\* Jack-and-jill main bathroom has shower-over-bath and integrated laundry\* Tiles through common areas and split-system AC enhance fresh, easy living\* Parking for two vehicles plus access to inground pool within complex\* Lift access to every level with ground floor good size storage roomPerfect for buyers searching for a base close to the city, this apartment creates a peaceful retreat that cuts down on the commute, while still offering easy access to Darwin CBD's plentiful attractions. Stepping into the apartment, one of the first things you notice is its beautiful sense of light and space. Within the central open-plan living area, natural light floods the interior from a wall of windows, effortlessly complementing its paired-back neutral palette. Taking note of its flexible footprint, wander through the living area to explore the curved balcony beyond. Absolutely perfect for entertaining, this space feels private yet open, using its elevated position to provide leafy views over the city towards the water. Back inside, the kitchen shows off a handy breakfast bar for informal dining, accompanied by plentiful counter and cabinet space and modern appliances. In terms of sleep space, both the master and second bedroom are generous in size, featuring plush carpet underfoot and dual built-in robes. Complementary in style, both the ensuite and main jack-and-jill bathroom feature modern, smart design, with a shower to the ensuite and a bath-over-shower and integrated laundry to the main bathroom. Air-conditioned throughout, the apartment is further enhanced by parking for two vehicles and access to the complex's sparkling inground pool. With parks, schools and transport all close at hand, the apartment also offers easy access to attractions such as Gardens Park golf course, Darwin Botanic Gardens and Mindil Beach, as well as a superb selection of shops, restaurants and bars throughout the CBD. Don't miss out on this excellent opportunity. Arrange your inspection to see it in person today. Council rates: \$1,675.00 p.a. (approx.) Year Built: 1995 Area Under Title: 128sqm Status: Vacant Possession Rental Estimate: \$500- \$550 per week Body Corporate Manager: Whittles Body Corporate Admin fee (including sinking fund): \$1,573.00 p.q. (approx.) Settlement Period: 30 day or variation upon request Deposit: 10% or variation upon request Easements as per Title: None Found