

**7/13 Hinkler, Fannie Bay, NT 0820**



**Apartment For Sale**

Thursday, 30 May 2024

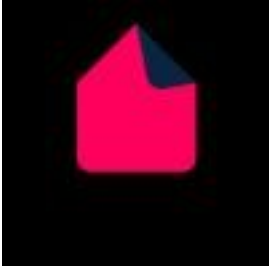
7/13 Hinkler, Fannie Bay, NT 0820

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



RentBetter Team  
1800234397

**\$455,000**

PROPERTY ID: 212367 (quote when calling) Apartment for Sale in the beautiful Darwin suburb of Fannie Bay - Moments from the coast, this attractive two-bedroom 2-bathroom apartment set on a quiet, tree-lined street within a quality complex creates a wonderful opportunity for buyers searching for effortless apartment living within ever-desirable Fannie Bay. Key aspects: Well planned layout, accentuated by neutral décor and plenty of natural light. Open-plan living-dining opens out to covered veranda. Lovely Dry Season sea breeze and fantastic Wet Season sunsets from rear balcony. Two Bed / Two Bathroom (Ensuite in Master / Bathtub and Shower in 2nd). Split System Air in both rooms. Sky-Lite in Master provides fantastic natural light. Boutique complex of only 7 units (in 2 separate blocks) with central paved courtyard. Beautiful concertina doors create large flowing access from living area to rear balcony – Living Area beautifully controlled with oversize Split Air. Entrance walkway/balcony at front. Living areas tiled throughout and new quality High-Wear carpet in bedrooms. Fantastic location 200m from the iconic Cool Spot Café, IGA, Thai, Italian and Nepalese restaurants, Medical and Dental Clinics, with WW2 Heritage Park opposite (including newly constructed kids play area). Easy 5 minute walk through park opposite directly to Fannie Bay Racecourse. Secure complex – separate pedestrian and gated vehicle entrance. Apartment on first floor (top floor), set at rear of complex with excellent overall security. Roof professionally painted with Solar Reflective Paint, and Balustrade upgrade to all common areas and Units – all complete May 2024. Easy 5 walk to Sailing and Trailer Boat Clubs, Bundilla Beach, East Point Reserve and Lake Alexander. Short walk to No 4 Bus giving fantastic access to Darwin City and University (10 minutes), Casino (3 minutes), Casuarina (15 minutes), Nightcliff Beach and University (18 minutes). Parap Primary School 1.2 km away. Two car spaces, one with loft storage. Lockable Storage Shed – off plan. NBN compliant. Owner-occupied for last 10 years and well-maintained block with modern look. Outstanding high-earning rental option (ready to go furnished including all whitegoods - by negotiation), or lovely home - current owner would be happy to stay on as a tenant (on a month to month basis until December 2024 at latest appraisal of \$600 per week), creating an instant investment for the new owner. Bedrooms at either end of property with own bathrooms – ideal for Holiday Let or owner with live-in tenant. Rental estimate at \$540-580 per week on lease, and \$300-600 per night holiday let (depending on the season). Whittles Body Corp: Admin Contributions = \$1387 per quarter (current live in owner is Chairman). Rates = \$419 per quarter. Recent Sale in Block (May 2024) – 3 BDR Unit with similar sqr/m for \$512,000. This is property is situated on a beautiful street with a fascinating link to Darwin's wartime and aeronautical history – any inspection welcome including video walk through with owner (for interstate buyers). Current owner would be happy to stay on as a tenant (negotiated 6 month lease), creating an instant investment income for the new owner. Preferred Deposit: 5%. Easements as per Title: None found. Zoning: LMR (Low Medium Density Residential). Status: Owner occupied. To arrange a private viewing or to make an offer on this property, please contact David on 0437 792 992