

# 7/29 Gardens Hill, The Gardens, NT 0820



## Sold Unit

Monday, 14 August 2023

7/29 Gardens Hill, The Gardens, NT 0820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 215 m2**

**Type: Unit**



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**\$400,000**

Filled with natural light throughout the first floor, this enticing townhouse is ideal for the home buyer and the investor seeking a low maintenance high impact property. Set within a secure complex of homes with house proud neighbours who love tending to the tropically inspired gardens that surround this complex, this property has side carport parking for 1 with additional second in the driveway. Under the home is a laundry room with access through to the paved outdoor entertaining areas sheltered under a leafy canopy of established trees and tropical gardens. Inside the home are 2 bedrooms each with a built in robe and tiled flooring along with split air-conditioning. The bathroom resides here has well with double door storage and a shower. Upstairs the home opens up into a generous open plan living and dining area that is filled with natural light and sky high ceilings with a raked design that draws the eye and makes the space feel enormous. The kitchen offers wrap around counters with plenty of prep areas and storage space along with a pantry and views over the treetops from the windows. A sliding door opens onto a tranquil treetop balcony that has garden views over the courtyard below and is the ideal space for the morning cuppa or a relaxing. The Mindil Beach Markets, Casino and The Gardens are all only a short walk away and the city in close as well so you can enjoy your free time exploring the city, sun, sand, beach or gardens anytime you like. Around the Suburb: • 5 minutes from the CBD • Easy commute through to work or lifestyle activities • Nearby to the Water Front, Cullen Bay, The Esplanade and so much more • Walk to the George Brown Botanical Gardens and the Mindil Beach Markets

Extra Details: Area Under Title: 215 square metres  
Year Built: 1989  
Council Rates: \$1,550 per annum  
Body Corporate: North Management  
Body Corporate Levies: \$1,020.81 per quarter  
Sinking Fund: \$53,265.46  
Tenancy in place until July 2023 @ \$400 p/w  
Current market rent \$460 per week