

**7/35 Duke Street, Stuart Park, NT 0820**



**Sold Unit**

Monday, 14 August 2023

7/35 Duke Street, Stuart Park, NT 0820

**Bedrooms: 2**

**Bathrooms: 2**

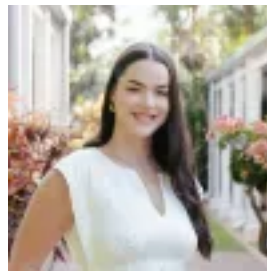
**Parkings: 2**

**Area: 145 m2**

**Type: Unit**



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**\$345,000**

Property Specifics: Year Built: 1997 Council Rates: Approx. \$1,660 per year Area Under Title: 145 square metres Rental Estimate: Approx. \$420 - \$470 per week Body Corporate: ACE Body Corporate Management Body Corporate Levies: Approx. \$1,668.20 per quarter Pet friendly: No pets allowed without the approval of the Body Corporate. Creating a wonderful opportunity for first home buyers and investors, this two bedroom apartment delivers effortless city living, moments from Darwin's vibrant CBD. Situated within the popular city fringe suburb of Stuart Park, the apartment offers up a spacious, light-filled layout complete with open-plan living and a gorgeous balcony, while providing access to two allocated car spaces and the complex's beautiful inground pool. Open, airy apartment, within a quality complex Fully air conditioned and tiled throughout, delivering low maintenance city living Neutral tones and abundant natural light accent the open-plan living space Kitchen is tasteful and functional, featuring a dishwasher and induction cooktop Spacious balcony is perfect for alfresco entertaining, framed by lush greenery Large master offers space for seating or a study nook, with a walk-in robe and ensuite Additional bedroom features built-in robe and easy access to main bathroom Full laundry conveniently located within the apartment Secure, undercover parking for two vehicles, plus lock-up storage Complex features great street appeal and sparkling inground pool Feeling open and spacious, this light-filled apartment creates a peaceful refuge from the city, allowing buyers easy access to the CBD, without compromising on space. Stepping into the apartment, it's hard not to notice how well its immaculate presentation is accented by its neutral décor, crisp tiles and abundant natural light. Entirely effortless, the open-plan living area flows out naturally to a superb balcony, where lush landscaping works to create a private space, perfect for relaxing and entertaining. Back inside, the kitchen offers a well presented, neat space in which to cook up a storm, assisted by modern appliances, plentiful storage and handy breakfast bar dining. Moving on to explore the sleep space, the apartment shows off an oversized master, where there is more than enough room to fit a queen bed plus seating or perhaps a desk, alongside a large walk-in robe and modern ensuite. The other generous bedroom features a built-in robe, and is neatly located beside the apartment's main bathroom, with the laundry opposite. Feeling modern and inviting throughout, the complex also provides designated parking for two vehicles, lock-up basement storage, plus use of its gorgeous inground pool. In terms of its surrounds, the apartment is an easy stroll from Mindil Beach and Dinah Beach, as well as Parap, its markets and various other attractions. And of course, the CBD's fabulous selection of bars, restaurants and shops are just moments from the front door. Act fast to snap up this opportunity! Organise your inspection today. To arrange a private inspection or make an offer on this property, please contact Andrew Harding 0408 108 698 or Evie Radonich 0439 497 199 at any time. Vendor's Conveyancer: Lawlab Conveyancing Preferred Settlement Period: 30-45 days from the contract date Preferred Deposit: 10% Easements as per title: None found Zoning: MR (Medium Density) Status: Vacant possession Pool Status: N/A