

**7/6 Houston Street, Larrakeyah, NT 0820**



**Sold Unit**

Saturday, 12 August 2023

7/6 Houston Street, Larrakeyah, NT 0820

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 151 m2**

**Type: Unit**



Rob Higgins  
0889240900



Jennifer Wardell  
0889240900

**\$365,000**

Located a stones throw from the Darwin CBD with views of the iconic Gardens Golf course, this affordable property represents exceptional value. The main living areas are tiled for easy cleaning and the bedrooms are carpeted for additional comfort. The main bedroom has a contoured ceiling bulkhead with downlights and would look great furnished to match. The main bedroom also gets views of the golf course, as well as a large ensuite which includes a shower over a large corner bath for added convenience. At around 150m<sup>2</sup> under title there is plenty of room and some great options for furniture layouts. I would imagine the large balcony would be a focal point in the evenings whether it is watching the storms roll in during the wet season or enjoying the cool breezes during the dry. The unit also includes two carports which are located undercover and side by side which is very handy. There is also a small storeroom located on the ground floor. Features include: \* Stunning Golf Course views \* Approximately 200m to an IGA, Restaurants, café's and entertainment \* Great value based on size and location \* Short drive to Cullen Bay and Mindil Beach \* Undercover parking for 2 cars \* Small storeroom at ground level Many properties like this will see a huge increase in demand once the CDU campus in the CBD is finished later in the year. Get in now before the boom. Year Built: 1998 Area under title: 151m<sup>2</sup> (approx.) Easements: Nil on title Body Corp Manager: Ace Body Corporate Body Corp Fee: \$1,596 per quarter Council Rates: \$1,650 p/a (approx) Status: Ready to move in