

**8/63 Marina Boulevard, Larrakeyah, NT 0820**



**Sold Unit**

Monday, 14 August 2023

8/63 Marina Boulevard, Larrakeyah, NT 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 162 m2**

**Type: Unit**

**\$530,000**

This fabulous waterfront townhouse set in the exclusive marina location of Cullen Bay, will amaze you from the moment you walk in the door. This three bedroom, two level contemporary residence offers easy indoor and outdoor living areas, in a secluded environment with majestic water views. Upon entry on the ground floor, you will find a spacious open plan living and dining family room perfect as a place to entertain, with sliding doors to the large private balcony so you can enjoy the cool marina breezes and spectacular views. This living and dining area offers a light filled living space with built-in shelves, gorgeous tile flooring, neutral tones, and an abundance of natural light, giving the room a modern and minimalist look and feel. Adjoining the living and dining room is an open plan u shaped kitchen with oven, built in sink, ample cupboard and bench space, neutral tones throughout and a good deal of natural light and fresh air allowing you to cool down during Darwin's tropical climate. There is air conditioning and ceiling fans throughout for added comfort. Venturing up to the second floor you will find all three bedrooms, generous in size. The master bedroom opens onto a private balcony with spectacular views and will leave an impression with a walk-in robe and ensuite. Features include:

- Excellent location close to everywhere and everything
- Spacious 3-bedroom apartment with two bathrooms
- The main bedroom features a private balcony
- Additional bedrooms are generous in size with built-in robes
- Ample room with a good deal of natural light and fresh air
- Close to amenities such as transport, school, and restaurants, and shopping precincts
- Internal laundry and guest powder room for easy convenience
- Private and secure undercover parking for 2 vehicles

Located within the secure confines of the private complex is an in ground swimming pool. This cool and inviting spot is perfect for unwinding and will be sure to get a lot of use. There is also a double lock up garage for two vehicles. Within close proximity to shops, public transports, schools and beautiful parks, this location cannot be more ideal. Council Rates: \$1,600 per annum (approx.) Body Corp Manager: Castle Real Estate Body Corp Fees: \$2,540 per quarter (approx.) Area Under Title: 162m<sup>2</sup> Status: Vacant Possession Year Built: 1996