

**8/9 Manila Place, Woolner, NT 0820**



**Unit For Sale**

Wednesday, 17 January 2024

8/9 Manila Place, Woolner, NT 0820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Jennifer Wardell  
0889240900



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**\$339,000**

Woolner is a unique suburb, nestled between the edge of the city and the main thoroughfares out to Casuarina and Palmerston and still close to the Parap shopping village and Bayview Marina. The convenience of the location is not to be understated with a short commute into the city for work or for entertainment, and within a few minutes by car to delights as the Museum and Art Gallery of the NT, The Parap Markets, The Darwin Turf Club and both the Bayview and Tipperary Waters Marina's. This bright and airy 2 bedroom apartment is located on the second floor of this quality complex and includes an open plan living, dining and kitchen area. The balcony is large with enough space for a good size set of table and chairs with views over City Valley Estate which is a very green and well maintained area of Woolner. The main areas of the home are tiled to help keep the property cool and easy to clean, whilst the property is fully airconditioned for maximum comfort. The complex is quite modern with a saltwater inground pool and a well-proportioned gym area. Cars are kept secure behind remote-controlled gates and the escarpment behind the complex provides a lush and exotic backdrop to the property.\* Highly desirable Woolner location\* Open plan design with large private balcony\* Secure parking for 2 cars\* Communal Pool with great privacy features\* Air conditioned Gym in the complex\* Fully tiled and Air conditioned through out This is a great value property in great condition, there is also a store room dedicated to this unit on the same level for extra storage. Many people live in City Valley due to the convenience of the location and this property is no exception. Move quick, as properties in this building do not last long. Year built: 2000 Area under Title: 136m<sup>2</sup> Planning Zone: MR - Medium Density Residential Council Rates: \$1,700 per year (approx) Body Corp Manager: Elite Body Corporate Body Corp Fees: \$1,285 per quarter (approx) Status: Ready to move in.