

**801/79 Smith Street, Darwin City, NT 0800**

**CENTRAL**

**Sold Apartment**

Monday, 14 August 2023

801/79 Smith Street, Darwin City, NT 0800

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

**\$430,000**

Located up high in the wonderful H2O Apartments is this brilliant TWO bed, Two Bath apartment with incredible ocean and city views and constant sea breezes. The complex was built by a renowned local developer so you can be assured it has been designed in the Top End for the Top End and is in an unbeatable city location. Securely tenanted 25th October 2023 for \$600 per week this a great investment opportunity with the choice to move in at a later date. The stylish open plan living space opens out on to the wonderfully spacious balcony where you can enjoy city views and your morning coffee high up with the birds. Back inside you have plenty of room to lounge around on weekends and entertain friends anytime - choosing to dine indoors or al fresco, depending on the weather, is about as complicated as your life will get. And if that's too much, just head down to one of the amazing restaurants Darwin has to offer. If you decide to cook the kitchen is a great working space offering loads of storage, including overheads and pot drawers, stone benchtops and stainless steel Smeg appliances. The stainless steel industrial range-hood is a showpiece and gives the home a modern urban feel. The bedrooms are both a great size and have built in robes. The master bedroom benefits from access to the balcony and the ensuite offers a fantastic loo with a view! The main bathroom is a mirror image of the ensuite, a discreet laundry is located off the kitchen and extra storage is provided by a large linen cupboard. Enjoy an inner city apartment lifestyle with practical living solutions incorporated in to the clever design, so you don't have to give it a second thought. Features to Adore: • Fully Furnished & Equipped – Tasteful & Elegant – Excellent Tenant • Two Bedroom, Two Bathroom Apartment Incredible Ocean & City Views • Open Plan With Large Balcony – Ocean Breezes and Space to Breathe • Sleek & Chic Kitchen with Smeg Appliances, Stone Benchtops & Great Storage • Generous Bedrooms & Bathrooms – Master with Balcony Access & Ensuite with View! • Internal Laundry & Linen Cupboard • Two Secure Carparks • Unbeatable Location – Darwin's Finest on Your Doorstep Something only a local developer would consider, and a great little bonus to this property is the private and secure entrance that allows you to access your unit without having to enter through the hotel lobby via Briggs Street – not a huge deal, but a very nice touch. Everything you could possibly want and more is here, including a great long-term tenant until October 2023, so invest now with confidence. Make the call now to secure your future. Council Rates: Approx. \$1,550 per annum Area Under Title: 97sqm Zoning: CB (Central Business) Status: Tenanted until 23rd October 2023 for \$600 per week Body Corporate: Whittles Body Corporate Body Corporate Levies: Approx \$1,620 per quarter Vendors Conveyancer: Law Lab Settlement period: 45 Days Deposit: 10% or variation on request Easements as per title: (none found)