

**9/16 Houston Street, Larrakeyah, NT 0820**



**Unit For Sale**

Wednesday, 6 December 2023

9/16 Houston Street, Larrakeyah, NT 0820

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 76 m2**

**Type: Unit**



Rachel Baldock  
0417756200



Tim Mackenzie

## Awaiting Price Guide

We are thrilled to present to you a remarkable two-bedroom, two-bathroom unit nestled on the fringe of Darwin's CBD. Savor the stunning views from your private balcony over the serene Garden Parks prestigious Golf Links Golf Course, the perfect spot for any avid bird watcher. Imagine enjoying your morning coffee or winding down after a long day, all while immersed in the tranquility and natural beauty that surrounds you. This truly is a unique opportunity to live in a charming and well-established community. Upon entering the unit, you will be instantly captivated by its timeless charm and character. The spacious living area boasts an abundance of natural light, providing a warm and welcoming atmosphere. Perfect for both relaxation and entertainment, this room offers ample space for cozy evenings or vibrant get-togethers. The kitchen presents character and is thoughtfully designed with functionality in mind, offering ample storage space. Moving to the bedrooms, both are generously sized and feature large windows that invite in an abundance of natural light. The master bedroom boasts an ensuite bathroom and walk in robe with access to the balcony, ensuring convenience and privacy. The second bedroom provides versatility, whether it be used as a guest room, home office, or even a cozy reading nook. This unit benefits from surrounding mature trees and well-maintained gardens, creating a peaceful and inviting ambiance. Location is key, and this unit is perfectly positioned on the edge of the CBD. Enjoy the convenience of being just a short distance away from the bustling city centre, where you can indulge in alfresco dining, entertainment, and shopping experiences, with easy access to public transportation and major roadways, commuting will be a breeze. Experience the charm and tranquility that awaits you. Don't miss out on the opportunity to own this remarkable unit, ideal for those seeking both affordability and convenience. RATES: \$1,700 per annum (approx.) ZONING: HR (High Density) LAND AREA: 76 square metres DWELLING AREA: 76 square metres YEAR BUILT: 1984 RENT: Rental Appraisal \$380 - \$400 per week (approx.) BODY CORP: Whittles Body Corporate \$1,390 per quarter (approx.)