

9/24 Harry Chan Avenue, Darwin City, NT 0800



**Unit For Sale**

Monday, 18 March 2024

9/24 Harry Chan Avenue, Darwin City, NT 0800

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 74 m2**

**Type: Unit**



Jennifer Wardell  
0889240900



Rob Higgins  
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**\$289,000**

Only a small number of residential properties sit within the Government precinct in Darwin and this affordable studio apartment is one of them. With neighbours like the Indonesian Consulate, Council Chambers, Administrators Residence, Parliament House and Civic Square it is considered a privilege to live in so close to such important locations. The \$200 Million Civic and State Square revitalization is well underway and will see a number of modern improvements on completion such as an Art Gallery and more accessible city green spaces. It is also a short walk via sky bridge to the world class waterfront precinct which includes the Convention Center, Wave Pool, Saltwater Lagoon and a variety of dining and entertainment venues. This well sized studio is neat, tidy and freshly painted and includes views of the harbour and a full sized kitchen with stone bench tops. The balcony is also well sized and is large enough for an outdoor setting. The studio includes secure parking for 1 car and a store room in the basement. The complex includes secure lift access to each floor, a pool and gym for use by the residents. Features include: \* Privileged location \* Full sized kitchen with stone bench tops \* Large private balcony \* Secure parking for 1 car \* Access to complex pool and gym \* Store room in basement This is a great opportunity for someone to get their foot in the door with an affordable property in a hard to beat location. This property would also suit a professional who travels to Darwin regularly and can use the property to reduce accommodation expenses and have place to securely leave their belongings. This property won't last long, make an appointment now. Year Built: 1999 Area under title: 74m<sup>2</sup> (approx) Planning Zone: CB - Central Business Easements: Nil on title Council Rates: \$1,660.00 p/a (approx) Body Corp Manager: Ace Body Corporate Body Corp Fee: \$707 per quarter (approx)