

9/3 Annear Court, Stuart Park, NT 0820



Unit For Sale

Wednesday, 27 December 2023

9/3 Annear Court, Stuart Park, NT 0820

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 175 m2

Type: Unit



Nick Mousellis

\$499,999

FOR ALL PROPERTY INFORMATION, please copy and paste the code below to your preferred web browser.<https://vltre.co/dMffGL>Key Details:Area Under Title: 175m²Body Corporate: Altitude Management NTBody Corporate Rates: \$2,343 Per Quarter (Approximately)Body Corporate Fees Breakdown: \$1,833 fees per quarter this includes water usage & \$510 sinking fund per quarterCouncil Rates: \$1,700 Per Annum (Approximately)Easements: None FoundProperty Status: Vacant Possession at Settlement Rental Estimate: \$600 - \$650 Per Week ApproximatelySellers Conveyancing Agent: KeylawSolar Panels: NoYear Built: 1999Zoning: SD10 (Specific Use)Apartments:Lift: NoSwimming Pool: YesPets: Upon ApplicationNo. of Units in Complex: 9Positioned on the 3rd floor of a complex setting that backs onto the boat Tipperary Waters boat ramp, this prime property is ideal for the home maker and the investors alike seeking to drop the daily commute and capitalise on the location and lifestyle of this savvy 3-bedroom abode. Secure within the complex setting with carport parking for 2, the complex includes access to a swimming pool and outdoor entertaining area along with stair access through to the 3rd floor. Security screens add that peace of mind; once inside the home has a foyer space with laundry amenities so you can kick off your shoes before heading towards the water views captured in the banks of louvered windows in every room. Within the open plan living, dining and kitchen area are tiled flooring and A/C throughout along with modernised ceiling fans and a crisp white colour palette that is so easy to style to your tastes. The kitchen offers plenty of built in storage space and prep areas to work from with overhead storage as well. From the living room there is a sliding door with access through to the balcony.The balcony overlooks the boat ramp and mangroves through to the water with the tides creating an ever-changing landscape. The master bedroom is rear facing enjoying the same views and access as the balcony.This suite includes an ensuite bathroom and a walk-in robe with two-way access through to bedroom 2 creating an effortless flow ideal as a home office or kids' room. There is an additional 3rd bedroom with a built-in robe and a main bathroom that has a shower and a linen press within the hallway. Positioned on the outskirts of the CBD, a stone's throw from the Botanical Gardens and Mindil Beach Markets along with an easy commute into the city or the Water Front Precinct; this is the perfect city dwellers home away from the noise and bustle whilst still being only a moment from the action.Brochure Points: • Three-bedroom apartment in secure complex setting • Dual carport parking, electronic gated entry • Swimming pool within the complex perfect to cool off • Stair access through to the 3rd floor, security screens out the front • Master bedroom suite with private bathroom and walk in robe • Walk in robe connects bedrooms 1 and 2 • Sliding doors from the master bedroom and living areas onto the balcony • Kitchen has banks of overhead storage space and plenty of prep areas • Internal laundry room and hallway linen press - great storage options • Bedroom 3 has a built-in robe and louvered windows • Main bathroom has a shower and vanity with storage space • Generous open plan living and dining areas with tiled flooring • Light, bright and breezy modern abode • Updated ceiling fans and crisp white colour palette Around the Suburb: • 2 minutes from the CBD • Nearby is a gym perfect to stay fit • Easy commute through to work or lifestyle activities • Nearby to the Water Front, Cullen Bay, The Esplanade and so much more