

**9/4 Annear Court, Stuart Park, NT 0820**

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**Apartment For Sale**

Wednesday, 3 January 2024

9/4 Annear Court, Stuart Park, NT 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 201 m2**

**Type: Apartment**



For Sale By Owner NT  
0488847018

**\$549,000**

Presenting a top floor three bedroom two bathroom apartment that is spacious and cosy to suit in a boutique complex of 9. This apartment offers differences to others and is priced to sell. The entrance has its own large private landing with absolute privacy and is not shared with any other apartment. Upon entrance you will be greeted with space, expansive water views and a cooling breeze. Walking through the open plan dining and living area you will pass on your right the recently renovated kitchen with stone bench tops, large pantry, quality appliances and lots of cupboard space. To your left past the master bedroom takes you outside to the large balcony with unobstructed views and breeze. There is another separate sliding door from the balcony to the master bedroom. At the opposite side of the apartment down the hallway is a second balcony with extensive city views. This balcony is accessible through sliding doors from both of the rear bedrooms. Returning down the hallway there is a separate toilet on the left then the main bathroom with a separate shower and a luxury corner bath. On the right is the inbuilt linen cupboard. The property also has a separate internal laundry with ample storage. The large master bedroom has its own ensuite with a walk in robe and louvered windows. The two city side bedrooms have built in mirrored wardrobes. All bedrooms have quality split system AC and fans as with the main living area. This property being on the side of the complex and not in the middle has full length louvered windows on the front, side and rear of the building. This allows for excellent cross flow ventilation and natural cooling. Back on ground level the property has a large lockable storeroom. Two undercover allocated car spaces. The complex has a refreshing communal pool and BBQ area. Pet approved complex. No elevator, Stairs only. Built date 2001. Area under title is 201 sq mtrs. Annual Council Rates are \$1678. Body Corp Rates per quarter \$1763. Rental appraisals vary between \$650 to \$700 per week. Private inspections are welcome. Open inspections from early January. TB. The Phone Code for this property is: 66367. Please quote this number when phoning or texting. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.