

**9/43 Sovereign Circuit, Coconut Grove, NT 0810**

**CENTRAL**

**Unit For Sale**

Friday, 3 May 2024

9/43 Sovereign Circuit, Coconut Grove, NT 0810

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 256 m2**

**Type: Unit**



Ursula Watson  
0889433000

**\$375,000**

To view webbook with more property information text 43SOV to 0488 810 057 Discover the charm of living in Coconut Grove with this beautifully appointed 2-bedroom unit. Perfectly suited for professionals, small families, or those seeking a serene retreat, this ground level home combines convenience with comfort. Step inside to find the renovated interior, where each room is enhanced by modern tiling and efficient split system air conditioning. The heart of the home is a spacious kitchen, boasting extensive bench space and ample storage, ideal for cooking enthusiasts. Bedrooms are a haven of relaxation, each featuring sliding mirror wardrobes that reflect natural light and offer generous storage. The bathroom, recently updated, presents a sleek, contemporary design. Outside, the large paved patio provides a private oasis for outdoor dining or a quiet morning coffee. With its prime location in a well-maintained complex, this property ensures a lifestyle of ease and accessibility. Currently tenanted, the apartment offers savvy investors the opportunity to enjoy an instant return, with the option to move in later down the line to make the space their own while making the most of the location. If you're looking to invest in a lifestyle location with the very best of Coconut Grove within easy reach, organise your inspection to this appealing apartment today. Features to love: • Ground level unit in a well-maintained complex • Tiled floors and split system air conditioners throughout • Large paved patio • Generously sized bedrooms with built-in sliding mirror wardrobes • Freshly renovated bathroom • Internal laundry • Kitchen with ample bench and storage space Council Rates: Approx. \$1,700 per annum Area Under Title: 256 square metres Zoning: LMR (Low-Medium Density Residential) Status: Tenanted until 13/08/24 at \$500 per week Rental Estimate: Approx. \$560 - \$580 per week Body Corporate: Whittles Body Corporate Body Corporate Levies: approx. \$1,183 per quarter Settlement period: 45 Days or variation on request Deposit: 10% or variation on request