

# 9/7 Dornoch Court, Marrara, NT 0812



## Sold Unit

Wednesday, 21 February 2024

9/7 Dornoch Court, Marrara, NT 0812

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 385 m2

Type: Unit



Shyam Thapa  
0889481153

**\$350,000**

Nestled in the serene suburb of Marrara, mere steps away from the prestigious golf course, lies this meticulously renovated and effortlessly low-maintenance two-bedroom unit. Situated within a tranquil court setting amidst a small cluster of residences, this front-facing property stands independent from the rest, boasting its expansive courtyard and lush tropical gardens, destined to captivate the hearts of home enthusiasts seeking their own haven of tranquility. Conveniently positioned within the complex, residents enjoy immediate access to the nearby golf course, while the proximity to the airport and Casuarina adds to the allure of this prime location.

Features:

- Single carport parking with additional car parking space in compound.
- Tiled flooring throughout with A/C and new fans
- Two bedrooms with carpeted flooring and built-in robes
- Modernized bathroom with glass-framed shower and built-in linen press
- Spacious kitchen with wrap-around counters, tiled splashbacks, overhead storage, and a 900 freestanding stainless steel oven and cooktop
- Internal laundry with courtyard access
- Garden shed for storage
- Easy-care gardens and lawns with paved entertaining area and grassy pad
- Family-friendly design, vacant, and move-in ready

Around the Suburb:

- Walking distance to golf course and footy ovals
- Close proximity to Marrara Sporting Complex, golf course, airport, and Casuarina Shopping Hub
- Marrara College is down the road
- 2 minutes from the airport and Marrara Sporting Complex
- Near Casuarina Shopping Hub and Quarter
- Close to Casuarina Coastal Reserve and ocean views
- Nearby to CDU and RDH
- Close to Leanyer Water Park, Skate Park, Karama Primary School, and daycare options

Additional Information:

Council Rates: Approx. \$1678 per annum  
Area Under Title: 385 sqm  
Zoning: LMR (Low-Medium Density Residential)  
Body Corporate Levies: Approx. \$762 per quarter  
Rental Appraisal: Approx. \$480-\$500 per week  
Settlement Period: 45 Days  
Deposit: 10% or variation on request  
Easements as per title: None found  
Contact Shyam on 0414287500 to book a viewing or attend our scheduled open inspection.

\*All information, including photos, is gathered from reliable sources. Interested parties are advised to conduct their own inquiries.