

# 9/9 Duke Street, Stuart Park, NT 0820

TERRITORY  
REAL ESTATE

## Unit For Sale

Thursday, 16 November 2023

9/9 Duke Street, Stuart Park, NT 0820

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 150 m2

Type: Unit



Stuart Rodda

## Offers Over \$400,000 Considered

Territory Real Estate is proud to present this beautiful unit to the Darwin Sales Market. Perfect for the busy executive, this second floor property resides in a secure complex of homes only moments from the city lights; so drop the daily commute in favour of more free time and enjoy those cheeky last minute coffee dates or dinners out with friends when you want to because you can be home from the city in under 5 minutes!. Surrounded with garden aesthetics in a treelined street, this modern complex has a swimming pool along with secure garage parking and an elevator through to the second floor.

Inside are two front facing bedrooms each with a generous layout and tiled flooring along with A/C throughout. The master bedroom suite includes a private bathroom with a small vanity with storage and a large walk in shower. The main bathroom has a large vanity with ample storage space plus a shower as well. There is an internal laundry room with additional storage space included. At the far end of the home there are the generous open plan living, dining and kitchen areas all with tiled flooring and A/C along with sliding doors at the far end inviting you out to explore the balcony and enjoy the cool breezes and suburban treetop views. A pop of colour divides the kitchen from the adjacent dining areas and gives each room their own space. The kitchen has a peninsular stone topped bench with a pull out pantry and built in storage space along with a full wall of storage in the dining room adjacent. Positioned on the outskirts of the CBD, a stones 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.

- Two bedroom modern apartment in a secure complex setting
- Electronic gated entry to the garage parking bay
- Elevator and stair access to the 2nd floor property
- Swimming pool and entertaining areas within the complex
- 2 large bedroom each include a built in robe, tiles and A/C
- Master bedroom includes a private ensuite bathroom
- Main bathroom has a shower and vanity with built in storage space
- Open plan living, dining and kitchen areas with great flow
- Kitchen has stone counters with peninsular bench and pull out pantry
- Sliding doors from the living room through to the balcony
- Pop of colour in the kitchen with a dividing wall
- Built in storage in the dining areas is a great addition for the home
- Balcony has great views and cool sea breezes
- 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

Council Rates: Approx. \$1,700 per annum  
Area Under Title: 150 sqm  
Zoning: MR (Medium Density)  
Status: Tenanted until 16th July @ \$520 pw  
Body Corporate: Ace Body Corporate  
Body Corporate Levies: Admin fund: \$1,282.22  
Sinking fund: \$248.09  
Settlement period: 45 Days  
Deposit: 10% or variation on request