

911/31 Woods Street, Darwin City, NT 0800



Apartment For Sale

Tuesday, 5 September 2023

911/31 Woods Street, Darwin City, NT 0800

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Simon Connelly
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Genuine Offers Negotiable

The Property Located on the 9th floor of the prestigious "Oaks Soho Apartment Building" which is conveniently located in the heart of the Darwin CBD, apartment 911 boasts outstanding Darwin CBD views & Darwin Harbour views, and capture Darwin's popular sunsets. Park your car up over the weekend with everything you need just walking distance from your doorstep. Popular Restaurants, Cafes, Nightlife & Entertainment, Shopping and much more, all just a short walk from the entrance of the building. Internally the property is modern and contemporary in design, 2 bedrooms with built-in cupboard's and 2 bathrooms, the main bedroom includes its own ensuite. The property is tiled & airconditioned throughout with an internal laundry directly of the main bathroom. The kitchen has ample storage/cupboard space and includes a dishwasher. The lounge/living/dining area is combined and looks out onto the balcony with the city & harbour views in the distance. The building features a 24/7 reception/lobby area, café/restaurant, 3 lifts, stunning resort style swimming pool area located on the 6th floor and a fully equipped gymnasium with all modern equipment, that looks out over the pool area. The property is currently managed by the Oaks Hotel Group, meaning you can either purchase this property as a tenanted Investment or purchase to occupy the property. The Return Leased to the Minor Hotel Group (Oaks Hotel) at \$560 per week, providing an estimated Gross ROI (Return on Investment) of 5.84%. Highlighted Features Include: * Outstanding Darwin City & Darwin Harbour Views * Convenient City Living in the heart of the CBD * Modern/Contemporary design * 2 Bedroom - 2 Bathroom - 1 Car Park * 24-hour Reception/Lobby * Restaurant/Café in Reception/Lobby area * Fully Equipped Gymnasium with Modern Equipment * Resort Style Swimming pool deck Other important information Area Under Title: 108sqm Year Built: 2014 Council Rates: \$1,700.00 (approx.) p.a. Body Corporate Manager: Altitude Management NT Body Corporate Fees * Admin fee: \$1,266.26 (approx.) p.q. * Sinking fund: \$30.96 (approx.) p.q. Status: Currently leased to Oaks Hotels and Resorts returning \$2,426.67 per month/gross Preferred Deposit: 10% or variation upon request Preferred Settlement: 45 days or variation upon request Inspections are available by arranged appointment only - please contact Simon Connelly on 0411 210 744 or email simon@ofndarwin.com.au to arrange a day and time to inspect this property.