

# 10/6 Grevillea Circuit, Nightcliff, NT, 0810



## Apartment For Sale

Thursday, 29 August 2024

10/6 Grevillea Circuit, Nightcliff, NT, 0810

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Stuart Rodda  
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## Top Floor in Paradise

Stuart Rodda from Territory Real Estate is proud to present this beautiful unit to the sales market. Located in the seaside suburban setting of Nightcliff, this top floor apartment is the perfect investment for the savvy home maker or a great portfolio enhancer that will attract a good rental yield. Tucked into a quiet suburban area that is only moments from the beachy lifestyle of sun and sand, this home offers an easy commute through to major retailers and specialty shops along with pop up kiosks along the waters front. Lifestyle check, location check.

Accessible by stairs, the top floor apartment has security screens that allow the cross breezes through whilst maintaining your peace of mind. Inside is a spacious open plan living and dining area with tiled flooring underfoot and a large sliding door at the far end inviting you out to sit on the verandah that overlooks some treetops and captures the cool sea breezes. The kitchen has a compact design with plenty of storage space and prep areas to work from and room to add in a moveable workbench if you like. This apartment has a lot of potential for the home makers to capitalise on.

There are two bedrooms each with tiled flooring and a built in robe along with a wall of light filled windows. The bathroom has a shower and vanity and adjacent is the laundry room with a built in linen closet.

Walk up the road to explore the coastline with the sea breezes whipping through. The Nightcliff Swimming Pool is nearby along with the Foreshore Café for a great meal or cheeky coffee. Enjoy the sunsets over the water from the Jetty and find a local pop up food van for an easy meal while you watch the waves crash against the foreshore. 10 minutes from Casuarina, the RDH and CDU campus.

Great investment property for the investor seeking a strong rental yield  
2 bedroom apartment, each room with a built in robe and A/C  
Large light filled bedrooms windows capture the breezes and frame treetop views  
Kitchen has wrap around counters with plenty of storage space, compact yet functional  
Open plan living and dining areas with tiled flooring underfoot  
Double opening doors lead through to the balcony with treetop views  
Bathroom includes a shower and vanity  
Internal laundry room with linen press storage space  
Small front landing leads through to the stairs  
Stair only access for this top floor apartment  
Under the stairs is storage space for the push bike or scooter  
Parking within the complex  
Walk to community parklands and play areas for the kids  
Explore the coastline with plenty of public exercise machines and parklands  
Wide open community areas with grassy picnic spaces  
Ride your bike with the kids to public and private school options  
Pop up to the Nightcliff shops for meals, shopping and news agency  
Spend your free time at the Leanyer Water Park or Skate Park  
Take a stroll along the Casuarina Coastline.  
Watch a sunset over the Dripstone Cliffs

Council Rates: \$1,750 per annum

Year Built: 1987

Planning Scheme Zone: MR - Medium Density Residential

Area Under Title: 81 sqm

Status: Vacant

Rental Estimation: \$475 per week

Settlement Period: 45 days

Easements (as per Title): Nil

Body Corporate: North Management

Admin Fee: \$887.45

Sinking Fund: \$164.00