

1016/55 Cavenagh Street, Darwin City, NT, 0800

CENTRAL

Apartment For Sale

Thursday, 29 August 2024

1016/55 Cavenagh Street, Darwin City, NT, 0800

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Home away or holiday rental

For more property information including body corporate text 55CAV to 0488 810 057

Located in the heart of the CBD – walking distance to major retailers and specialty shops along with transport and entertainment – this is a great home away from home or a holiday rental for the savvy investor.

Key information -

- * Dual-key holiday investment property. Rooms 1016A and 1016B.
- * Set and forget investment providing \$18,377.90 income last FY.
- * 7.1% Return on investment.
- * Long term lease to Transmetro Hotels until 2027.
- * Option for lease extension after 2027 (5+5+5 years)
- * Price negotiable. Motivated interstate sellers.
- * Cheap Body Corporate levies.

Positioned on the first floor, this is a joined suite with A and B apartments offering split rental options or a communal door that connects the two. Section A contains a smaller kitchenette with overhead storage space, sink and a small 2 burner cooktop. A single bedroom design with an ensuite bathroom and a study desk along with a light filled window that overlooks the streetscape below. Part B is a larger suite with a full sized kitchen and an internal laundry room along with a separate bedroom and a full bathroom as well as a generous living and dining area and access to the balcony. Each apartment has A/C and carpeted flooring in the bedrooms along with the living areas and tiles in the wet areas.

This hotel complex includes an in house gym area, staffed reception desk and elevator access from a secure lobby. In the common areas is a swimming pool with shade sails and plenty of outdoor entertaining areas, tables and chairs and a BBQ as well.

Spend your free time exploring the CBD, saying 'yes' to those last minute coffee dates with mates or just enjoying the breezy city life from your balcony.

- Adjoined suite with amenities in each
- Part A offers a studio design with ensuite bathroom
- Small kitchenette with 2 burner cooktop and overhead storage space
- Light filled window overlooks the street below
- Part B has a full sized kitchen with pantry and all amenities are included
- Full bathroom with a bath tub and shower
- Internal laundry room hidden behind doors
- Generous living and dining areas with carpeted flooring underfoot
- Balcony gets the cooler sea breezes
- Complex includes a swimming pool and in house gym
- Staffed reception desk with secure lobby and elevator access
- Swimming pool with shade sail and outdoor entertaining areas
- Poolside entertaining areas with communal seating and a BBQ

Around the Suburb:

- Right in the centre of the Darwin CBD
- Woolworths and Darwin GPO within walking distance
- Jump on an a scooter to easily move around the city
- Nearby cafes, employment and more
- 5 minutes to the Water Front Prescient
- 5 minutes from Cullen Bay Marina

Council Rates: Approx. \$1750 per annum
Area Under Title: 100 sqm
Year Built: 2004
Zoning: CB (Central Business)
Status: Leased to Transmetro Hotels until 2027
Rental Review: \$510-\$550 per week
Body Corporate: Network Pacific Strata Management
Body Corp Levies: Approx. \$328 per quarter
Vendors Conveyancer: Law Lab Conveyancing
Settlement period: 45 days or on variation on request
Deposit: 10% or variation on request
Easements as per title: none found