

14/174 Forrest Parade, Rosebery, NT 0832



Apartment For Sale

Sunday, 23 June 2024

14/174 Forrest Parade, Rosebery, NT 0832

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 93 m2

Type: Apartment



Mark Hayes

Offers Over \$300,000

Mark Hayes of Nearwater Real Estate is proud to present Sunset Dreams, one of Palmerston's most highly sought after apartment complexes. This beautifully maintained two-bedroom apartment is situated on the first floor of a secure, gated community featuring manicured gardens, a children's playground, lap pool and BBQ facilities, all designed to enhance your lifestyle. Currently leased at \$455/wk until 22/08/2024, this apartment will suit both investors and owner occupiers alike. For the investor, similar apartments in the same complex are currently renting for anywhere between \$500 - \$530/wk. The apartment is spacious and family-friendly, with a thoughtful layout and open plan living. The kitchen boasts stone benchtops and ample cupboard space. The living and dining areas extend to a large balcony, perfect for enjoying evening breezes or a morning coffee.

PROPERTY FEATURES:- Master Bedroom: With built-in robes and ensuite bathroom.- Second Bedroom: Also with built-in robes.- Kitchen: Equipped with stone benchtops and plenty of cupboard space.- Living Areas: Open-plan living and dining areas opening to a private balcony.- Fans: Ceiling fans to all bedrooms and living areas- A/C: Split system A/C.- Parking: Two secure car spaces.- Storage: Additional storeroom.- Access: Lift and stairs.- Communal Amenities: Kid's playground, inground pool, and BBQ areas.- Security: Gated living with intercom for visitors.- Onsite Caretaker: Ensuring the complex is well-maintained.

LOCATION HIGHLIGHTS:- Convenience: Adjacent to a convenience store, dentist, medical centre, and Early Learning Centre.- Education: Across the road from Palmerston College Campus and Rugby League Complex; walking distance to Rosebery Primary School.- Recreation: Close to walking tracks and parklands.- Shopping: A short drive to Woolworths Bakewell and Palmerston Shopping Centre, and within easy reach of Gateway Shopping Centre.- Commuting: Only 25 minutes drive to Darwin City.

FURTHER INFORMATION:Area Under Title: 144m²Floor space: 93m²Easements: None FoundYear Built: 2013Zoning: MR Medium DensityCouncil Rates: approx. \$425/pqBody Corporate Manager: Elite Strata NTBody Corporate Fees: approx. \$1419/pq including admin and sinking fundPets: Written application required to the body corporateStatus: Tenanted until 22/8/24Rental: Currently \$455/wk (however rental estimate is \$500 - \$530/wk)Don't miss out on this incredible opportunity! Please contact Mark Hayes of Nearwater Real Estate for further information.

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract. Further, any floor plans included in the marketing material are for illustrative purposes only and the accuracy of dimensions or areas cannot be confirmed and should not be relied upon. Further, any rates, strata fees or distances noted are estimates based on available information at time of publishing.