

**302/31 Smith St, Darwin City, NT, 0800**



**Apartment For Sale**

Wednesday, 14 August 2024

302/31 Smith St, Darwin City, NT, 0800

**Bedrooms: 2**

**Bathrooms: 2**

**Type: Apartment**



Mark Hayes

## **PRICED TO SELL!**

This outstanding investment opportunity located in 'The Mall' apartment complex is in the heart of Darwin's CBD.

Note: This property is currently tenanted at \$550/wk until 31/01/2025. Further information about this apartment building can be provided upon request.

Key features below:

- 2 bedrooms
- 2 ensuite bathrooms
- Spacious and functional layout
- Stone benchtops to kitchen
- Split system A/C
- Ceiling fans
- Downlights
- Pool

Additional Information as follows:

- Council Rates: Approx. \$1,700 per annum
- Year Built: 2016
- Area under Title: 100sqm
- Body Corporate Fees: Approx \$1,945 per quarter
- Car parking available nearby: Approx \$2,000 per annum
- Tenanted

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.