

**32/96 Woods Street, Darwin City, NT, 0800**



**Apartment For Sale**

Thursday, 29 August 2024

32/96 Woods Street, Darwin City, NT, 0800

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Luxurious Modern Living with Stunning Harbour Views and an Entertainer's Balcony!

Nestled in the lush outskirts of Darwin's bustling CBD, this sophisticated three-bedroom apartment perfectly balances modern city living with spacious alfresco entertaining, all enhanced by sweeping harbour views.

### **\*\*Key Features:\*\***

- Situated on the 8th floor of the prestigious Pinnacle Apartments, offering exceptional city and water views.
- Light-filled interior with neutral tones, designed to maximize space and natural light.
- Open-plan living area flows seamlessly to a large entertainer's balcony with panoramic water views.
- Modern kitchen with stone benchtops, stainless-steel appliances, and stylish two-tone cabinetry.
- Expansive master bedroom with balcony access, walk-in robe, and elegant ensuite featuring dual vanity and walk-in shower.
- Two additional bedrooms with built-in robes and views.
- Main bathroom features a corner bath and floor-to-ceiling tiles, adjacent to a separate laundry room.
- Internal storeroom adds convenience, keeping living spaces clutter-free.
- Secure complex with parking for two cars, plus access to a pool and gym.

This exquisite city-fringe apartment offers a peaceful, leafy retreat just minutes from Darwin's vibrant dining, entertainment, and cultural attractions.

Upon entering, you'll be greeted by a bright, elegant space that immediately showcases the benefits of its elevated position. The apartment is bathed in natural light and cooled by refreshing sea breezes, with the stunning views taking center stage.

The spacious balcony is an entertainer's dream, offering ample room to dine and unwind while soaking in the spectacular vistas of the city and harbour.

Back inside, the kitchen impresses with its sleek design and high-quality finishes, including stone countertops and modern appliances, perfect for any home chef.

The master suite serves as a private sanctuary, complete with direct balcony access, a large walk-in robe, and a beautifully appointed ensuite.

Two additional bedrooms offer built-in robes and share the breathtaking views, while the stylish main bathroom provides a touch of luxury with its corner bath.

Additional features include an internal laundry, a separate storeroom, and access to secure parking. Residents can also enjoy the complex's pool and gym facilities.

Located just a short stroll from Gardens Park, the Botanic Gardens, Mindil Beach, and Darwin's CBD, this apartment offers the ultimate in city living.

**\*\*Ready to experience this stunning apartment for yourself? Schedule your inspection today!\*\***

### **\*\*Property Overview:\*\***

- **\*\*Year Built:\*\*** 2009
- **\*\*Council Rates:\*\*** Approx. \$1,720 per year
- **\*\*Area Under Title:\*\*** 199
- **\*\*Lease in place at \$720 per week until 16th January 2025**
- **\*\*Body Corporate:\*\*** North Management

- **Levies:** Approx. \$2,400 per quarter
- **Pet Policy:** Small dog or cat permitted with body corporate approval
- **Settlement Period:** 30-45 days from contract date
- **Deposit:** 10%
- **Easements:** Right of Way "D" Easement to Power & Water Corp and Electricity Supply Easement to Power & Water Corp
- **Zoning:** CB (Central Business)
- **Currently tenanted to 16/01/2025 at \$720 per week**
- **The current Body Corporate levies for Unit 32 are: Admin Fund \$5340.00 Sinking Fund \$1735.50 Total \$7075.50 per quarter**