

**4/40 Marina Blvd, Larrakeyah, NT, 0820**

**CENTRAL**

**Apartment For Sale**

Friday, 9 August 2024

4/40 Marina Blvd, Larrakeyah, NT, 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Gorgeous Cullen Bay Location - Massive Terrace with water views

Offering prime position within highly desirable Cullen Bay, this three-bedroom apartment feels effortless, light and airy, complemented by an expansive terrace providing sparkling pool views out towards the ocean.

With 270m<sup>2</sup> under title; including two carpark bays and a separate storeroom; this apartment offers comfortable living. The 'wow' factor is definitely the massive patio, perfect spot for year round entertaining or simply relaxing and just the perfect area for a beautiful courtyard garden! The apartment complex is well maintained by body corporate and has a lovely swimming pool; brand new lift and is a secure complex.

- Fabulous Cullen Bay location steps from the marina, beach and cafes
- Bright, beautiful layout centres around spacious open-plan living
- Elegantly appointed kitchen boasts quality appliances and stone benches
- Expansive alfresco living offered within wraparound terrace with sea views
- Large master features terrace access, built-in robe and ensuite with corner spa bath
- Two further robed bedrooms serviced by neat main bathroom
- Internal laundry conveniently adjoins kitchen
- Split-system AC ensures interior remains cool and comfortable year-round
- Parking provided for two vehicles, plus access to lovely inground pool
- Moments to Darwin CBD's restaurants, bars and entertainment

Set on the ground floor of a well-maintained complex that looks out over the water, the apartment itself is a delight to spend time in. As you walk inside, you are immediately taken in by its light, inviting vibe, as you are welcomed into a spacious open-plan.

Accented by an easy neutral palette and plentiful natural light, this relaxed space is tiled for low maintenance living, and opens out seamlessly onto a gorgeous alfresco. Expansive yet easy to care for, the terrace is simply lovely, offering sparkling pool views over lush surrounds towards the water.

Literally at your doorstep is the Cullen Bay marina precinct which boasts fine-dining restaurants, Lola's Bar, cafes and gym. The Mindil Beach Casino resort is an easy 10 minutes walk along the beachfront as is the iconic Mindil Beach Markets. Public transport also right at your doorstep. The convenience of living here in such a superb location is another added bonus; making life a breeze!

For more property information including body corporate and reports text 4MAR to 0488 810 057

Council Rates: Approx. \$1,750 per annum

Area Under Title: 270 sqm

Year Built: 1995

Zoning: HR (High Density)

Status: Vacant Possession

Rental Estimate: Approx. \$750 - \$800 per week.

Body Corporate: Whittles Body Corporate

Body Corporate Levies: Approx. \$1,997 per quarter

Settlement period: 45 Days or on variation request

Deposit: 10% or variation on request

Easements as per title: None Found