

**7/22 Grevillea Circuit, Nightcliff, NT, 0810**



**Apartment For Sale**

Friday, 16 August 2024

7/22 Grevillea Circuit, Nightcliff, NT, 0810

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Maria Kathopoulos  
0889306600

## **For the Astute Investor - Government Lease in Place**

This prime investment opportunity features a top-floor TWO bedroom, TWO Bathroom, architecturally designed apartment with a secure NT Housing lease in place until June 30 2025, at \$580 per week. With the head lease extending until January 2026, you can count on consistent rental income and long-term stability. Returns approximately 6.78%.

Built in April 2014, the apartment offers modern design, great floor layout and high-end finishes that appeal to quality tenants. The spacious living area seamlessly flows to an entertainer's balcony with tree top views, while the stylish kitchen boasts stone bench tops, ample storage, and premium appliances. Both bedrooms are generously sized with built-in robes, air conditioning, and tiled flooring for year-round comfort.

Located in a secure complex, the property includes two covered car parks and a storeroom. Positioned in a desirable area near the Nightcliff Foreshore and lush parklands, this apartment offers a compelling combination of modern living and high rental demand, making it a smart addition to any investment portfolio.

### **Around the Suburb:**

Watch the sunset or cast a line at the picturesque Nightcliff Jetty

Savour a refreshing drink or delicious meal at the Beachfront Hotel, just moments away

Discover local treasures or enjoy a meal at the vibrant Nightcliff Markets

Take a leisurely stroll or bike ride along the stunning waterfront

### **About the Property:**

Area under title: 122 Metres square

Year built: 2014

Easements: None found

Council rates: \$1,750.00 per annum approx.

Body Corporate levies: \$1,134.00 per quarter

Rent per week \$580 (paid monthly by NT housing)

Rental valuation yearly to determine market rent and possibly increases

Lease in place to January 2026