

**7/31 Duke Street, Stuart Park, NT, 0820**

**SMART.**

**Apartment For Sale**

Monday, 2 September 2024

7/31 Duke Street, Stuart Park, NT, 0820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Tree Top 2 Bedroom Unit

Please copy and paste the link for more information: <https://rb.gy/torux2>

Explore this top-level apartment at Unit 7-31 Duke Street, Stuart Park, offering a perfect blend of convenience and tranquillity. With two spacious bedrooms, both featuring built-in robes, and a renovated bathroom with an internal laundry, this home provides modern comfort in a prime location.

The corner-style kitchen, complete with a breakfast bar, seamlessly connects to the open-plan lounge and dining area. From here, step out onto the peaceful, sheltered balcony and enjoy a green, tree-lined outlook that provides a serene escape from the hustle and bustle.

Situated high above the ground, the apartment captures refreshing breezes, adding to the relaxed atmosphere. The private entrance ensures that all room windows are positioned away from passers-by, enhancing privacy and comfort. Parking is conveniently located behind the complex, and with its close proximity to the CBD, Stuart Park shopping centre, and Darwin City, everything you need is just minutes away.

For those who enjoy an active lifestyle, walking or biking to nearby Tipperary, the marinas, and the waterfront is a breeze. Ideal for anyone seeking a peaceful retreat within easy reach of urban amenities, this apartment offers the best of both worlds.

### Property Highlights:

- 📍 2-bedroom, 1-bathroom top-level apartment
- 📍 Conveniently close to the CBD
- 📍 Peaceful balcony with a green, tree-lined outlook
- 📍 Great-sized bedrooms with built-in robes
- 📍 Renovated bathroom with internal laundry space
- 📍 Corner-style kitchen with breakfast bar
- 📍 Open-plan lounge and dining area leading out to the sheltered balcony
- 📍 Car parking located behind the complex
- 📍 Positioned high to capture refreshing breezes
- 📍 Private entrance with windows positioned away from passersby
- 📍 Just minutes to Stuart Park shopping center and Darwin City
- 📍 Easy walk or bike ride to Tipperary, marinas, and the waterfront

### Key Neighbourhood Features:

- 📍 Dinah Beach (1.2km)
- 📍 Stuart Park Primary School (1.8km)
- 📍 St John's Catholic Senior College (2.1km)
- 📍 Darwin Botanical Gardens (2.4km)
- 📍 Darwin Waterfront Precinct (2.9km)
- 📍 Mindil Beach Casino Resort (3.1km)
- 📍 Mindil Beach Sunset Markets (3.2km)
- 📍 Cullen Bay Marina (3.5km)

### Additional Information as follows:

- 📍 Council Rates: Approx \$1,750 per annum
- 📍 Year Built: 1982
- 📍 Planning Scheme Zone: MR (Medium Density)
- 📍 Area under Title: 80sqm
- 📍 Status: Vacant Possession

- ☐ Rental Estimate: \$460-\$510 per week
- ☐ Body Corporate Fees: \$1,092 per quarter
- ☐ Settlement Period: 45 days
- ☐ Easements as Per Title: Nil