

**7/33 Duke St, Stuart Park, NT, 0820**

**SMART.**

**Apartment For Sale**

Sunday, 6 October 2024

7/33 Duke St, Stuart Park, NT, 0820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Kam Gill

## Your Perfect Urban Retreat Awaits!

JUST ANNOUNCED \$10,000 FIRST HOME BUYER GRANTS TO PURCHASE EXISTING HOME!

Please copy and paste the link for reports & more information: <https://shorturl.at/ckCky>

Experience the best of urban living in this delightful 2-bedroom unit, nestled in the heart of Stuart Park. Offering picturesque views from its large balcony, this home promises a serene retreat while still being conveniently close to everything the city has to offer.

The open-plan living and dining space create a warm, inviting environment that's perfect for entertaining friends or enjoying quiet nights at home. With generously sized bedrooms featuring built-in wardrobes and split system air conditioners, comfort is a priority in every corner of this home. The freshly renovated kitchen is designed for both style and functionality, allowing for easy meal prep and storage.

Additional highlights include a secure, undercover car park, ensuring your vehicle is safe, and an air-conditioned workshop for hobbyists or additional storage. The lush tropical gardens and huge backyard offer an oasis of greenery, perfect for unwinding after a busy day.

Whether you're looking to relax on the balcony, take a dip in the pool, or enjoy the convenience of nearby amenities, this property offers a lifestyle that's second to none.

### Property Highlights:

- ☑ Charming 2-bedroom, 1-bathroom unit with stunning views
- ☑ Spacious and inviting large balcony, perfect for relaxing and entertaining
- ☑ Generously sized bedrooms offering comfort and convenience
- ☑ Undercover car park for secure parking
- ☑ Open-plan dining and living room, creating a seamless flow throughout the home
- ☑ Built-in wardrobes in both bedrooms for optimal storage
- ☑ Split system air conditioners throughout to ensure year-round comfort

### Key Neighbourhood Features:

- ☑ Darwin CBD (1.8km)
- ☑ Darwin Waterfront Precinct (1.8km)
- ☑ Stuart Park Primary School (1.8km)
- ☑ Darwin Botanic Gardens (2.4km)
- ☑ Darwin Middle School (2.7km)
- ☑ Darwin Ski Club (3km)
- ☑ Mindil Beach Sunset Market (3.2km)
- ☑ Cullen Bay Marina (3.5km)

### Additional Information as follows:

- ☑ Council Rates: Approx \$1,900 per annum
- ☑ Year Built: 1995
- ☑ Planning Scheme Zone: MR (Medium Density)
- ☑ Area under Title: 100sqm
- ☑ Status: Tenanted until March 2025
- ☑ Rental Estimate: Current rent \$415 per week
- ☑ Body Corporate Fees: Approx \$1,098.61 per quarter
- ☑ Settlement Period: 45 days
- ☑ Easements as Per Title: Nil