

**7/4 McMinn Street, Darwin City, NT 0800**



**Apartment For Sale**

Monday, 8 July 2024

7/4 McMinn Street, Darwin City, NT 0800

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 155 m2**

**Type: Apartment**



Peter Kafkas

## Offers Over \$378,000

Perfectly located at the entrance to the wonderful Waterfront Precinct in the heart of Darwin is this fantastic 1st floor apartment boasting two bedrooms, two bathrooms, open plan living area, large balcony, two car spots and with dockside and harbour views. Due to the prime location these properties are tightly held so if you are looking for a city/dockside location or a very sound investment don't hesitate with this one.

**Key Features**

- 1st floor apartment with 2 bedroom, 2 bathrooms & 2 car parks
- Open concept design tiled & air-conditioned
- Large main bathroom with internal laundry combined
- TWO Wraparound Balconies with Harbour/Ocean Views
- The Kitchen boasts plenty of storage, ample bench space & dishwasher
- Remote electric entrance into the secure complex & storeroom
- Walk to City, Waterfront Precinct & Stokes Wharf

Tiled and air-conditioned, the apartment captures all of the sea breezes and enjoys a front seat position for the spectacular wet season storms Darwin is renowned for. The kitchen sits perfectly between the open plan dining and living rooms making it the true heart of the home. Friends will enjoy mingling between spaces, as well as out on the balcony, while you whip up something fantastic in the kitchen. Plenty of storage, including a pantry, overheads and deep pot drawers plus a dishwasher makes cleaning up even easier. The carpeted bedrooms are both generous with the main offering an ensuite. The second bedroom has a built in robe and easy access to the main bathroom which is next to the internal laundry. Plus a separate storeroom downstairs. Not that you will need a car in this fabulous location, but two off street parking spots have you covered in that department. The complex is small, with only 15 apartments in total and most being owner occupied. The prime location of this fantastic property means it is perfect for the owner occupier and investor alike. The best of Darwin is on your doorstep so start living the lifestyle the rest of the country envies so much.

Council Rates: Approx. \$1,800 per annum  
Area Under Title: 155 square metres  
Year Built: 1999  
Status: Vacant Possession (periodical lease)  
Rental Amount: \$500 pw  
Body Corporate: Whittles  
Body Corporate Levies: Approx. \$1,396 per quarter