

**806/24 Litchfield Street, Darwin City, NT, 0800**

**CENTRAL**

**Apartment For Sale**

Thursday, 31 October 2024

806/24 Litchfield Street, Darwin City, NT, 0800

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Clint Dixon

0889433000

## Quiet Inner City Abode

Text 24LIT to 0480 001 403 for more property information

Located in the heart of the CBD this property is perfect for the savvy buyer and the investors alike. Secure complex that has elevator access and fob key entry, this is a turn key address with access to a swimming pool and gym. Easy care design that is high impact and low maintenance, this property is only moments from restaurants, cafés, coffee shops and the colour and lights of the city below.

Positioned on the 8th floor, the property has a secure entry point that leads into an open plan living, dining and kitchen space. The kitchen has a peninsular bench with stone counters and plenty of prep areas to work from. The living area being open plan, allowing for a versatile layout to suit your needs. There is a high set window that lets in the natural light with double opening sliding doors showing off the balcony.

Each of the two bedrooms has carpeted flooring underfoot, A/C as well as a built in robes. The master is further enhanced with a walk in robe and ensuite bathroom. Each bathroom has a glass framed shower and floating vanity with built in storage space. Outside of the main bathroom is the laundry amenities with a storage cupboard.

Sharing access to the Mantra building and their swimming pool and gym, there is a lux resort aspect to be enjoyed in your free time.

- Sheltered and quiet inner city abode ideal for the city worker
- Located in the heart of the CBD, walk to nearby restaurants and cafes
- 2 bedrooms each with carpeted flooring and split A/C
- Master bedroom includes an ensuite and walk in robe
- Laundry amenities hosted behind closed doors with a linen press
- Kitchen has overhead storage space plus SS appliances
- Stone topped counters and prep areas to work from
- Large open plan living and dining area with tiled flooring underfoot
- Elevator access to the floor with secure lobby
- Access to the swimming pool and gym at the Mantra complex

Around the Suburb:

- Walk to the heart of the CBD in moments
- Spend your free time exploring the Water Front Precinct or The Esplanade
- Weekend coffee dates and easy dinners in the city
- Grab an orange scooter and be in the city in moments
- Walk to coffee dates
- Drop the daily commute in favor of more free time

Council Rates: \$1,715.00per annum (approx.)

Area Under Title: 132 square metres

Zoning Information: CB (Central Business)

Status: Vacant possession

Rental Appraisal: \$610-\$650 per week (approx.)

Body Corporate: Whittles

Body Corporate Levies: \$2,499 per quarter