

48 Cullen Bay Crescent, Larrakeyah, NT, 0820

SMART.

Land For Sale

Saturday, 14 September 2024

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Type: Land



Stewie Martin

Don't miss your chance to own one of the last available vacant lots in Cullen Bay!

Don't miss your chance to own one of the final available vacant lots in the prestigious Cullen Bay Marina! Thanks to Darwin's low cost of living in comparison to any other Australian Capital City, this is your opportunity to invest in a luxurious yet affordable lifestyle.

Whether you're looking for a permanent home, or that annual tropical getaway, 48 Cullen Bay Crescent offers an exceptional 932m² blank canvas with a 15m pontoon to dock your luxury ocean cruiser or yacht, nestled in the heart of the prestigious Cullen Bay Marina. This prime piece of real estate offers the freedom to design and build your dream home in one of Darwin's most coveted locations.

Picture yourself jumping into your dinghy and heading across to the Cullen Bay restaurants. Enjoying fresh seafood and a cold beer on the deck, looking back over the water at your very own home whilst watching the iconic NT sunsets.

This property promises an unmatched blend of serene waterfront living with convenient Darwin city access. For savvy property moguls this large waterfront block in Cullen Bays tightly held suburb simply screams capital growth.

With only a handful of blocks left in this exclusive community, now is the perfect time to make your move. With security cameras and patrols, you can have peace of mind while you enjoy the upscale, vibrant community and easy access to dining, shopping and recreational options. Cullen Bay is the ideal setting for embracing an exceptional lifestyle of unforgettable sunsets and endless sailing or fishing adventures.

Not ready to build? The front fence offers security until your dream is ready to become a reality.

For detailed reports and more information, please copy and paste the link: <https://rb.gy/nvpqps>

Property Highlights:

- ❑ Blank canvas to build your dream home on 932m²
- ❑ 15m Pontoon (with Power and Water connected)
- ❑ Front fully fenced
- ❑ Clear of easements
- ❑ Easy access to Cullen Bay Marina restaurants
- ❑ Close to Darwin's vibrant city centre
- ❑ Waterfront and Marina views
- ❑ Front frontage 20m
- ❑ Water frontage 14.5m

Key Neighbourhood Features:

- ❑ Cullen Bay Marina (1.2km)
- ❑ Mindil Beach Casino (1.5km)
- ❑ Mindil Beach Sunset Market (1.5km)
- ❑ Darwin Botanic Gardens (2.1km)
- ❑ Bicentennial Park, Esplanade (2.9km)
- ❑ Darwin Trailer Boat Club (3.8km)
- ❑ Parap Village Markets (4km)
- ❑ Darwin Waterfront Precinct (4.1km)

Additional Information as follows:

- ❑ Council Rates: Approx \$6,198 per annum
- ❑ Planning Scheme Zone: LR (Low Density Residential)

Area under Title: 932sqm (Approx Land Area: 700sqm / Approx Water Area: 232sqm)

Marina Berth Rental Appraisal: Approx \$1,000 per month

Body Corporate Fees: Approx \$2,372.52 per quarter

Settlement Period: 45 Days

Easements as Per Title: Nil