7/40 Gardens Hill Cres, The Gardens, NT, 0820
Townhouse For Sale

Monday, 28 October 2024

7/40 Gardens Hill Cres, The Gardens, NT, 0820

Bedrooms: 3   **Bathrooms: 2**   **Parkings: 2**   **Type: Townhouse**

Gabby Sawyer

"STUNNING TOWNHOUSE - PRIVATE AND QUIET"

All About Real Estate NT is please to present this stunning townhouse to market for sale. This fabulous townhouse is located only minutes to Darwin City and is feature packed with two generous sized living areas, three spacious bedrooms, 2.5 bathrooms, fully airconditioned with split systems and fans throughout, double lock-up garage. The boutique complex is also pet friendly and there is secure gated access.

The open plan tiled living area downstairs with kitchen and dining area. It also features a separate toilet/powder room and laundry and laundry chute.   The modern kitchen features stone bench tops, a breakfast bar with double sink and an under-bench wine fridge. Other features include a dishwasher, microwave space, ample cupboard space and electric stove top and separate electric oven.   The downstairs living area opens out to the private courtyard with its own pool perfect for entertaining.

Upstairs are three spacious bedrooms, two of which have access to a balcony. There is also a family room upstairs that can double as a home office, study or child's play area.

The master bedroom is complete with ensuite and large double head shower and two vanities. This home has all the benefits of inner city living in enviable "The Gardens" community yet remains low maintenance for ease of lifestyle.

The property is walking distance to Darwin CBD, Botanical Gardens and the Iconic Mindil Beach Markets, public transport, gyms, childcare centre and cafes.
Suited for Larrakeyah and Darwin Middle School/High Catchment area. A perfect investment.

Council Rates: $1772.00 (approx.) per Annum
Year Built: 2008
Area Under Title: 294 m2
Body Corp: $1700.00 (approx.) per quarter including sinking fund
Body Corp: Bell Strata
Tenanted until January 2025 $870 per week