

**10/79 Mitchell Street, Darwin City, NT, 0800**



**Sold Unit**

Friday, 27 September 2024

10/79 Mitchell Street, Darwin City, NT, 0800

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Investment potential plus in the heart of the city

Don't hesitate, this fantastic opportunity to purchase in the vibrant heart of Darwin's CBD won't last long. Excellent value here for first home buyers, inner city dwellers or savvy investors. Lush and leafy waterside parklands are just steps away and a plethora of tempting restaurants and bars provide ample options for mid-week meals or weekend catchups with friends. So, whether you're looking buy and renovate, or invest and rent out, this breezy first floor property is the perfect answer to a low maintenance lifestyle.

You'll be equally impressed by the prime location and the enormous potential here. Explore the options of contemporary upgrades to create a fabulous base for inner city living. Two split system air-conditioning systems provide cool comfort, the built-in bedroom is serviced by a combined bathroom/laundry and the living area is overlooked by the kitchen equipped with upright stove and large fridge.

Whether you're walking or cycling, there is so much close by. Be enticed by the high energy bustle of The Waterfront, the serenity of the gorgeous Botanic Gardens, head to Mindil Beach and the casino or play a round of golf at Gardens Park Golf Links. The choice is yours.

Council Rates: \$1570 per year

Area Under Title: 43m<sup>2</sup>

Body Corporate company: Elite Strata Management

Body Corporate Levies: \$824.50 per quarter

Pet friendly: No

Vendor's Conveyancer: Tschirpig Conveyancing

Preferred Settlement Period: 45 Days

Preferred Deposit: 10%

Easements as per title: None as per title

Zoning: CentralBusiness

Status: Tenanted until 21/11/2024

Admin Fund: \$121,858.91

- Low maintenance unit ideal for upgrading
- Suit first home buyers, investors
- Features: air-con, security screens, storeroom
- Rates \$1570 per yr. Body Corp \$825 per qtr
- Just steps to waterside pathways & parklands
- Surrounded by entertainment & restaurants
- Walk to schools, gym, medical centre & Waterfront
- Easy access to Mindil Beach & Botanic Gardens

Call to inspect with The JH team today!