

12/33 Sunset Dr, Coconut Grove, NT, 0810

CENTRAL

Unit For Sale

Tuesday, 15 October 2024

12/33 Sunset Dr, Coconut Grove, NT, 0810

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



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Spectacular sunsets, stunning water views, convenient coastal setting

For more property information including body corporate text 33SUN to 0488 810 057

Offering easy, breezy apartment living with sweeping views towards the Arafura Sea, this three-bedroom apartment delivers an effortless coastal lifestyle, moments from Nightcliff's gorgeous foreshore and many popular amenities.

- ?? Spacious, well-presented apartment within a quality complex
- ?? Tropical water views from open-plan and two balconies
- ?? Open-plan creates an inviting hub, flooded with natural light
- ?? Smart kitchen boasts modern appliances and a breakfast bar
- ?? Relaxed entertaining and sweeping outlook from the main balcony
- ?? Master offers walk-in robe, ensuite and private balcony
- ?? Two further robed bedrooms serviced by main bathroom
- ?? Laundry is neatly integrated within the main bathroom for convenience
- ?? Fully tiled and air-conditioned, catching cooling sea breezes
- ?? Car parking for two cars, lift access, secure intercom, storeroom

Allowing you to live that easy coastal lifestyle you've always dreamed of, this apartment is neat as a pin, so all you need to do is move in – or rent it out – to make the most of its enviable position.

Stepping inside, you are greeted by what is perhaps one of the apartment's most attractive features: its fabulous outlook. Making the most of its elevated position, it provides gorgeous green views over tropical surrounds, all the way out to the Arafura Sea.

Framing up that view, the open-plan feels bright and welcoming, as louvre windows catch cooling breezes straight off the coast. Tiled to keep things effortless and cool, this space – and the rest of the interior – appeals further with neutral tones and plentiful natural light.

Overlooking the open-plan is a smart kitchen. Featuring modern appliances, handy breakfast bar dining and ample storage, it is ideally placed to provide seamless interaction with the living space, and could offer potential to add value with updates in time.

Out on the balcony, everything feels relaxed and peaceful. It's all too easy to imagine kicking back after a long day, perhaps with a drink in hand, as you catch spectacular sunsets over the Arafura Sea.

Back inside, three bedrooms create generous sleep space, including an airy master with ensuite, walk-in robe and private balcony, also enjoying water views. The two remaining robed bedrooms are serviced by the tidy main bathroom with shower-over-bath and integrated laundry.

As you would expect from a well-maintained complex such as this, there is secure intercom entry and lift access, alongside a private storeroom and parking for two cars.

From the front door, you can stroll to the gym or Fresh Point Café for a coffee, before exploring the lovely walking and cycling tracks that trail the coast. Nightcliff Shopping Centre provides access to all the essentials only steps away, and it's less than 15 minutes to Darwin CBD.

What more could you want? Come by and see it for your

Council Rates: Approx. \$1,430 per annum

Area Under Title: 172 sqm

Year Built: 2003

Zoning: MR (Medium Density)

Status: Tenanted until 17/11/2024 at \$525 per week

Rental Estimate: Coming soon!

Body Corporate: Ace Body Corporate

Body Corporate Levies: Approx. \$1,725.75 per quarter.

Deposit: 10% or variation on request

Easements as per title: Drainage Easement granted to the proprietor(s) of Lot(s) 9750

Sewerage Easement to Power and Water Corporation