

2/11 Geranium Street, The Gardens, NT 0820

CENTRAL

Unit For Sale

Thursday, 4 July 2024

2/11 Geranium Street, The Gardens, NT 0820

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 282 m2

Type: Unit



Sascha Smithett
0889433010

\$410,000

For more property information including body corporate text 11GER to 0488 810 057An evening stroll through the Botanic Gardens and down to the strand, it's all right on the doorstep of this ground level, 2-bedroom courtyard home. With the night markets and CBD just moments away, this would be a great opportunity for professionals or downsizers alike! Features:

- Low maintenance, ground level villa home
- Huge courtyard with in-ground spa
- Light filled with tiled flooring
- Clean, modern kitchen
- Spacious, open plan layout
- Well-appointed bedrooms, both with built-ins
- Secure lock up garage
- Quiet and private location
- Fantastic investment or owner occupier opportunity
- Excellent location with the Botanic Gardens, the night markets, CBD and easy transport access all on the doorstep
- Outdoor shade sail on order, will be installed before you move in to offer that extra bit of shade. As you step inside, you'll be surprised as the space opens to be light filled, contemporary and bright. With a well-designed open floorplan, the kitchen wraps to the left side of the home. Modern, with clean lines, great bench space and an all-important overhead fan. The living and dining area, with cool tiled floors is spacious and inviting. A bank of sliding doors bathes the space in light, showcasing the potential for indoor outdoor living. Opening to the courtyard, there really is ample room out here. A paved patio ideal for dining and lounging, the in-ground spa for relaxing after a long day. This area boasts huge potential to be transformed into a true urban oasis. The bedrooms and bathroom are then neatly tucked away. Bedroom 1 is spacious and opens directly onto the courtyard through glass sliding doors, the mirrored robes bouncing the light throughout the room. The room also offers ensuite access through a Jack & Jill door to the family bathroom, essentially an ensuite. Bedroom 2 is well-appointed with built-in mirror robes, a nice picture window bringing through the light. The family bathroom is neatly tiled, with shower, vanity and WC. Coming back through the light filled living space, we pass the laundry discreetly placed on our left and as we step out, the secure roller door garage offering additional storage. This low maintenance, ground level villa holds great appeal for those looking for a city pad or downsizing. The home boasts great investment potential and in a location like this, it's bound to move fast, don't miss your chance!

Council Rates: Approx. \$1,700 per annum
Area Under Title: 282 sqm
Year Built: 1991
Zoning: HR (High Density)
Pool Status: Compliant to Non-standard Safety Provision on Unit 2
Status: Vacant Possession
Rental Estimate: Approx. \$500 - \$550 per week
Body Corporate: Whittles Body Corporate
Body Corporate Levies: Approx. \$979 per quarter
Settlement period: 45 days or variation on request
Deposit: 10% or variation on request