

**2/328 Casuarina Drive, Rapid Creek, NT 0810**

**CENTRAL**

**Unit For Sale**

Sunday, 23 June 2024

2/328 Casuarina Drive, Rapid Creek, NT 0810

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 95 m2**

**Type: Unit**



Sascha Smithett  
0889433010

**\$310,000**

For more property information including body corporate text 328CAS to 0488 810 057 Enjoying a coveted spot along the picturesque Nightcliff foreshore, find this wonderful two-bedroom unit in ready tenanted condition. Enjoy all the benefits of beachside living, with direct access to the foreshore and all of its fantastic amenities including walking tracks, playgrounds, parks, cafes and nightlife. • Total beachside lifestyle property • Neatly presented • Two nicely appointed bedrooms • Front and rear doors for sea breeze • Low maintenance • Off street parking • Currently tenanted at \$450 per week until 30/01/2025 • Ideal investment unit • Cafe, Nightcliff Swimming Pool and Jetty a stroll away This is true beachside living, with the foreshore directly on the doorstep of this lovely, two-bedroom home. From your private parking space and up a short flight of steps, we step inside this bright, open plan space. The living and dining area is bright and spacious, with tiled floors, ceiling fan and air conditioning for year-round comfort. The breeze is then carried through the kitchen, with a further bank of louvred windows and screened rear door, leading to an additional entry way. The kitchen is clean and bright, with good storage and workspace. From the living area, a hallway leads to the main bathroom and bedrooms. Bedroom 1 is well-appointed with space for a king bed, built in robes and screened louvred windows. Bedroom 2 is also a good size, with built in robes and offers a lovely sunny aspect. The main bathroom and laundry then sits adjacent, with shower, WC, vanity, washing machine and laundry sink. An ideal unit for those looking for a beachside lifestyle, perfect for both owner occupiers and investors alike. An opportunity exists here to put your stamp on the unit and really make it your beachside home. Don't miss your chance here, make an appointment to view today! Council Rates: Approx. \$1,690 per annum Area Under Title: 95 sqm Year Built: 1994 Zoning: LMR (Low-Medium Density Residential) Status: Tenanted until 30/01/2025 for \$450 per week Rent Appraisal: Approx. \$440 - \$460 per week Body Corporate: Whittles Body Corporate Body Corporate Levies: Approx. \$1,187 per quarter Settlement period: 45 days or variation on request Deposit: 10% or variation on request Gross rental yield: 7.5%