

3/36 Kurrajong Crescent, Nightcliff, NT 0810

SMART.

Unit For Sale

Friday, 12 July 2024

3/36 Kurrajong Crescent, Nightcliff, NT 0810

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Unit



Stewie Martin



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Mid 200 K

Please copy and paste the following link for reports: <https://rb.gy/oqzivg> Welcome to 3/36 Kurrajong Crescent in Nightcliff, a 2-bedroom, 1-bathroom home, perfectly positioned in a highly sought-after location. This property is a gem for those looking for a comfortable residence or a profitable investment opportunity. With its ideal proximity to key amenities and attractions, it offers both convenience and charm. The two spacious bedrooms are perfect for restful nights, while the well-appointed bathroom ensures all your needs are met. The shared laundry space adds to the convenience, making daily chores a breeze. One of the standout features of this property is the charming garden space. Spend your mornings surrounded by lush greenery or hosting intimate gatherings with friends and family in this serene outdoor area. The garden provides a private oasis where you can relax and unwind. Parking is never an issue with the dedicated space included with this property. This is a significant advantage in Nightcliff, ensuring you always have a secure spot for your vehicle. Location is everything, and this home excels in that regard. Situated close to Nightcliff Shopping Centre, The Essington School, Nightcliff Primary School, and Journey Early Learning Centre, all your daily needs are within easy reach. Additionally, the property is just a short distance from the popular Nightcliff beach and numerous attractions, making it perfect for those who love to explore and enjoy the outdoors. This property is not only ideal for personal use but also presents a fantastic investment opportunity. Its prime location and desirable features make it a perfect candidate for an Airbnb or long-term rental. The demand for rental properties in this area is high, ensuring a steady stream of potential tenants or guests. Don't miss out on this unique opportunity to own a piece of prime real estate in a highly desirable location. Schedule a viewing today and see for yourself the potential this property holds!

Property Highlights:

- 2 Spacious Bedrooms: Comfortable and well-sized.
- 1 Well-Appointed Bathroom: Modern and functional.
- Shared Laundry Space: Convenient and practical for daily chores.
- Charming Garden Space: A private oasis for relaxation and entertainment.
- Dedicated Parking: Secure and convenient parking space.
- Proximity to Nightcliff Shopping Centre: Daily amenities within easy reach.
- Close to the Popular Nightcliff Beach and Attractions: Ideal for outdoor enthusiasts.
- Fantastic Investment Opportunity: Perfect for Airbnb or rental with high demand.

Key Neighbourhood Features:

- Nightcliff Beach (850m)
- Nightcliff Primary School (1km)
- Nightcliff Markets (1km)
- Woolworths Nightcliff (1.4km)
- Nightcliff Middle & High School (1.5km)
- The Essington School (2.1km)
- Jingili Water Gardens (3.2km)
- Charles Darwin University (4.3km)
- Casuarina Shopping Centre (5km)
- Royal Darwin Hospital (7.8km)

Additional Information as follows:

- Council Rates: Approx \$1,900 per annum
- Year Built: 1970
- Planning Scheme Zone: Low-Medium Density Residential
- Area under Title: 144sqm
- Status: Vacant Possession
- Rental Estimate: \$400-\$450 per week
- Body Corporate Fees: \$1,018 per quarter
- Settlement Period: 45 days
- Easements as Per Title: Sewerage Easement to Power and Water Authority