

3/7 Nation Crescent, Coconut Grove, NT, 0810



Unit For Sale

Thursday, 29 August 2024

3/7 Nation Crescent, Coconut Grove, NT, 0810

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit

Embrace the Lifestyle: Charming Unit Just Minutes from Everything!

Discover your new home at 3/7 Nation Crescent, Coconut Grove! This charming unit combines comfort, convenience, and a prime location, making it an ideal choice for buyers seeking a vibrant lifestyle. With a spacious 70m² under-roof layout, the unit features two well-sized bedrooms with tiled floors, a fully air-conditioned environment, and a functional kitchen equipped with ample cupboard space.

Located just a 5-minute drive from Darwin Airport and only 2 minutes from the beach, this property offers easy access to city life—7 minutes by car or a quick 3-minute walk to local shops. Additionally, it is conveniently situated near a bus stop, providing a 7-minute bus ride to Charles Darwin University. The unit has been updated with a renovated bathroom and kitchen, featuring electric cooking and hot water systems. You'll also appreciate the robe recesses in the bedrooms and shared laundry facilities. Enhancing the appeal of this unit is a lovely garden area adjacent to the property, which residents can enjoy, providing an excellent space for relaxation or outdoor activities.

This lovely unit is perfect for investors or first-time buyers, as its strategic location and modern features make it a fantastic investment opportunity or a cozy first home. Embrace the Coconut Grove lifestyle with nearby amenities and recreational options, ensuring you have everything you need at your fingertips. Don't miss out on this wonderful property that perfectly balances comfort and accessibility! Schedule a viewing today and see for yourself why this unit is a great fit for your next chapter.

Status: Vacant

Area Under Title: 70m²

Under roof: 70m²

Year Built: 1979

Easements as per title: None Found

Zoning: LMR (Low-Medium Density Residential)

Council Rates: Approx \$1600 pa

Body Corp: Whittles Body Corporate Management Services

Quarterly Fee: \$1070

Sinking Fund: \$24,462.12

Admin Fund: \$3,604.97

Rental Estimate: \$400 to \$450 per week

Vendor's Conveyancer: TBA

Preferred Settlement Period: 30 days

Preferred Deposit: 10%

- Spacious layout
- Fully air-conditioned
- Convenient location
- Two generously sized bedrooms
- Kitchen equipped with ample cupboard space
- Recently updated kitchen and bathroom
- Convenient communal laundry area
- Garden area adjacent to the property

Call to inspect with the JH Team today!