

**37/39 Cavenagh Street, Darwin City, NT 0800**



**Unit For Sale**

Wednesday, 10 July 2024

37/39 Cavenagh Street, Darwin City, NT 0800

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 153 m2**

**Type: Unit**



Jennifer Wardell  
0889240900



Rob Higgins  
0889240900

**\$499,000**

The iconic Kube complex is located across from the Darwin GPO and is practically the geographical center of the Darwin CBD. In addition, the Charles Darwin University's new campus is currently under construction and is less than 50m away from this building. You can see the new campus from the balcony, as well as the Mantra Pandanus building, the city views from this property are quite nice. Due to open its doors in the next few months, the university is expecting thousands of international students through its doors creating a fantastic opportunity for owners in this building. Rental prices are expected to increase once the university is accepting students as no new student accommodation has been constructed to service the increase in demand. The value of this building will certainly benefit from lack of accommodation in the area.

University aside, the convenience of this location should not be understated as it is only a short walk to café's, restaurants, entertainment, retail and employment opportunities. Inside the complex is a gym with views to the street, and an indoor pool to prevent sunburn for those extended sessions in the water. Parking is in a secure basement with lift access to your floor. The Kube is one of the more recently constructed complexes and as such includes modern finishes and includes large polished tiles, stone bench tops and an open plan layout incorporating the kitchen, living and dining area. Features include: \* Secure basement parking for 2 cars \* City Views from the balcony \* Open plan living and dining \* Pool and Gym in the complex \* Secure complex with Air Conditioned lobby \* Polished tiles and stone bench tops \* Ensuite off the main bedroom \* Convenient central CBD location \* High returns for investors If you are looking for a modern property right in the heart of the city, that is well located for easy access to café's, bars and restaurants with the capital growth potential of being located right next to a major university campus then look no further. This property is available for owner occupiers looking to move right in and enjoy the city lifestyle, or we have tenants waiting if you are looking to invest. Year built: 2013 Area under Title: 127m<sup>2</sup> (approx) Planning Zone: CB - Central Business Easements: Nil on title Council Rates: \$1,660 per year (approx) Body Corp Manager: North Management Body Corp Fees: \$2,185 per quarter (approx) Status: Ready to move in Rental Appraisal: \$650 - \$700 per week