

**Unit 406/32 Marina Boulevard, Larrakeyah, NT 0820**



**Unit For Sale**

Saturday, 24 February 2024

Unit 406/32 Marina Boulevard, Larrakeyah, NT 0820

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 68 m2**

**Type: Unit**



Jacob Reynolds  
0499990981



Umesh Patel  
0404748528

## OFFERS OVER \$280,000

\*Inspection by private appointment\*

Nestled on the third floor of this prime location, this one-bedroom, one-bathroom apartment offers more than just a place to live—it provides a lifestyle of convenience and relaxation. With breathtaking water views greeting you from the stunning balcony, every day feels like a retreat. Step inside to discover a neat and tidy living space adorned with ceiling fans to keep you cool on balmy evenings. Whether you're a first-time buyer, a city professional, or an investor seeking exceptional value, this property is a rare find in sought-after Larrakeyah. Outside, the complex boasts a shared pool, perfect for unwinding after a long day or entertaining guests against a backdrop of tropical serenity. But the allure doesn't stop there. Situated within walking distance of Darwin's CBD, local beaches, and The Gardens, every convenience is within reach. Indulge in the vibrant dining scene, explore the bustling Darwin Waterfront, or soak in the cultural charm of the Mindil Markets—all just moments away. Whether you prefer a leisurely stroll, a scenic cycle, or a quick drive, this location offers endless possibilities. And with an array of restaurants, cafes, bars, and shops at your fingertips, every day promises new adventures and discoveries.

Year Built: 1995  
Council Rates: \$1649 per year  
Area Under Title: 68 m<sup>2</sup>  
Rental Estimate: \$920 Fortnight  
Body Corporate company: Whittles Body Corporate Dana Walsh  
Body Corporate Levies: \$1092 per quarter  
Pet friendly: No  
Vendor's Conveyancer: Platinum Conveyancing Preferred  
Settlement Period: 30 Days  
Preferred Deposit: 10%  
Easements as per title: Electricity supply Easement to Power and Water Corporation  
Zoning: High Density  
Status: Tenanted  
The Sinking fund: \$12,640.21  
Administration fund: \$213,195.62

Situated in a prime location- Water views from balcony- Neat and Tidy apartment- One bedroom and one bathroom- Shared Pool in complex- Positioned on the third floor- Shopping and Restaurants nearby- Walking distance to local beaches and Darwin CBD  
Call to inspect with The JH Team today!