

502a/65 Progress Drive, Nightcliff, NT 0810



**Sold Unit**

Tuesday, 5 December 2023

502a/65 Progress Drive, Nightcliff, NT 0810

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 161 m2**

**Type: Unit**



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**\$440,000**

Where indoor living flows seamlessly to marvellous views from your own private balcony and the picturesque coastline beckons, you'll want to call this gorgeous low maintenance property home or add it to your portfolio boasting an incredible rental yield of \$600 per week. Positioned walking distance to all you could possibly need, this two-bedroom two-bathroom apartment in a secure gated complex offers an ideal fusion of easy care living with convenience nearby. Suitable for first home buyers, retirees and investors alike, this fantastic opportunity is not to be missed. Well-appointed with induction cooktop and wall oven, the striking kitchen overlooks a living/dining space with seamless access to the perfect outdoor entertainment area. Prepare delicious food to share as you host fabulous alfresco meals with guests on the huge balcony, revelling in balmy tropical breezes and spectacular Top End sunsets. Well-designed with privacy in mind, the layout provides separation for the bedrooms with the main bedroom benefitting from an ensuite and sliding door leading to the balcony. The features just keep coming here. Cool off in the refreshing onsite pool, enjoy the convenience of lift access, and there is also a storeroom and secure undercover parking for two vehicles. Superbly situated in a coveted coastal location it's a leisurely stroll or cycle to the beautiful Nightcliff waterfront and tempting dining options at the Foreshore Café are within easy reach. You'll be spoilt for choice with local shopping, bus routes and all amenities nearby and the CBD and major retail centres are a short drive from home.

Status: Leased (\$600 per week until Jan 2025)  
Area under Title: 163m<sup>2</sup>  
Easements: None  
Conveyancer: Tschirpig Conveyancing  
Zoning: HR - High Density  
Built by Zikos Properties in 2015  
Council Rates: \$1300 per annum  
Body corp quarterly fees: \$1375  
Admin Fund Balance: \$2992.13  
Sinking Fund Balance: \$119,835.11  
Pet's Allowed: No dogs, other small pets on application to body corp  
Hot water: Electric  
Cooktop: Electric  
Settlement Period: ASAP

Spacious fifth floor apartment with large balcony-  
Kitchen with induction cooktop & wall oven-  
Main bedroom with ensuite & balcony access-  
Gated complex with lift access & pool-  
Secure undercover parking for 2 vehicles-  
Stroll or cycle to the shoreline & restaurant-  
Easy walk to bus, supermarkets & childcare  
Call to inspect with The JH Team today!