

605/31 Smith St, Darwin City, NT, 0800



Unit For Sale

Thursday, 29 August 2024

605/31 Smith St, Darwin City, NT, 0800

Bedrooms: 2

Bathrooms: 2

Type: Unit

SPACIOUS, TWO BEDROOM 6TH FLOOR CITY APARTMENT

Located in the centre of Darwin on the Smith Street Mall.

- Large open-plan living/dining area captures abundant natural light
- Two bedrooms feature mirrored built-in robes, ceiling fans and split system air-conditioning
- Main bedroom has ensuite with shower and single vanity, and features city and harbour views
- Convenient corner kitchen with electric cook top, rangehood, dishwasher and island bench
- Main bathroom and separate laundry, complete with dryer
- Private balcony has harbour and city views
- Lift and Intercom access
- Easy walking distance to Darwin's best cafes, restaurants and bars

Potential buyers should perform Due Diligence before entering a sales contract to purchase apartments at 31 Smith Street (Jepun Apartments).

There is a proposed special levy at an estimated budget cost of \$2,100,000 for critical repairs to common property from the podium level to the roof.

The car park is nonfunctioning, and there are ongoing engineering and maintenance issues.

A copy of the latest AGM will be supplied on request.

Year Built: 2015 (approx.)

Area on Title: 100m² (approx.)

Zoning: CB (Central Business)

Council Rates: \$1,720 per annum (approx.)

Body Corporate Manager: Ace Body Corporate Management

Body Corporate Fees: \$1,804.00 per quarter (approx.)

Sinking Fund: \$283.25 per quarter (approx.)

Rental Estimate: \$500 - \$520 per week (approx.)