

**9/156 Smith Street, Larrakeyah, NT 0820**



**Unit For Sale**

Tuesday, 2 July 2024

9/156 Smith Street, Larrakeyah, NT 0820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 127 m2**

**Type: Unit**



Nick Mousellis  
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## Offers Invited Over \$380,000

FOR ALL PROPERTY INFORMATION, please copy and paste the code below to your preferred web browser.<https://vltre.co/yZ3xh7>Key Details:Body Corporate: Whittles Body CorporateBody Corporate Rates: \$1,435 Per Quarter (Approximately)Council Rates: \$1,700 Per Annum (Approximately)Easements: None FoundLand Area: 127m<sup>2</sup>Property Status: Vacant Possession at Settlement Rental Estimate: \$440 - \$500 Per Week (Approximately)Sellers Conveyancing Agent: LawlabYear Built: 1980Zoning: HR (High Density)Complex AmenitiesLift: NoSwimming Pool: YesSolar Panels: NoPets: Upon Application to the Body CorporateNo. of Units in Complex: 18Break out of the rental trap and into your own pad - located in the heart of Darwin's bustling CBD, this first floor apartment is ideal for the city dweller seeking a refuge from the bustle without adding to the daily commute. With an active body corporate, the building has a secure gated entry point added to the premises. This apartment includes a single parking bay and stair access through to a sheltered walkway and entry to the home. Inside are two bedrooms each with a built in robe and AC along with a large light filled window to let through the natural light and gentle breezes. The bathroom has a kick of that retro flair with a bathtub / shower combo and a separate toilet. Large open plan living and dining areas flow seamlessly offering a versatile space that you can design how you like. The kitchen has the OG tiles to give it some character while the open plan living areas open via sliding doors onto a front facing balcony with streetscape and pool views. The kitchen offers wrap around counters with plenty of built in storage space and breakfast bar seating as well. Within the dining area is a linen press for additional storage. Downstairs the complex has a secure swimming pool and an outdoor entertaining area with gardens and secure entry to the complex. Only 5 minutes from the heart of the CBD, this property allows you to drop the daily commute in favour of more free time without compromising on space at all. Take an orange scooter through to the city in under 5 minutes or walk up the street to meet friends for a coffee at one of many cafes or restaurants along the strip. The Waterfront Precinct is not far away as is Cullen Bay and the Esplanade all basking in the glorious sea breezes and tropical vibes. Brochure Points: • 2 bedroom inner city abode for the discerning buyer • First floor apartment in a secure complex • Active body corporate has installed a new gated entry point and freshly painted • Swimming pool in the complex with communal yard space to enjoy • Single car parking bay, stair access to the first floor • 2 bedrooms each with a built in robe and AC • Bathroom has a bath / shower combo and sep toilet • Hallway linen press for additional storage space • Large open plan living and dining areas • Kitchen has OG tiles, wrap around counters and breakfast bar seating • Sliding doors from the living areas through to the balcony • Balcony overlooks the swimming pool and streetscape views Around the Suburb: • Walk to the CBD in moments • Jump on a purple scooter to shoot in the city • Nearby cafes, employment and more • 5 minutes to the Waterfront Precinct • 5 minutes from Cullen Bay Marina