16/91 McMinn Street, Darwin City, NT, 0800
Apartment For Sale

Monday, 2 December 2024

16/91 McMinn Street, Darwin City, NT, 0800

Bedrooms: 2   **Bathrooms: 2**   **Parkings: 2**   **Type: Apartment**

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Investor Alert: High-Yield City Fringe Gem – Don't Miss Out!

The market is heating up, and this stunning two-bedroom apartment offers an incredible opportunity for investors and owner-occupiers alike. With a gross rental yield of approximately 6.2% and currently rented at $450 per week until 5 April 2025, rents are set to increase at the end of the lease, making this property even more appealing.

Set on the third floor of a quiet, well-maintained complex, the apartment features:

- Modern kitchen with granite benchtops and quality appliances
- Spacious open-plan living extending to a private balcony with leafy city and water views
- Two generous bedrooms, both with built-in robes, including a master with ensuite
- Fully tiled and air-conditioned for low-maintenance comfort
- Lift access and two secure car spaces behind a remote gate
- Small store room, located in the carpark

Located just steps from the CBD, Mindil Beach, Cullen Bay, and local conveniences, this property offers unbeatable lifestyle appeal for tenants and owner-occupiers. With the rental market tightening and demand soaring, competition for city-fringe apartments like this is fierce.

Don't wait – arrange your inspection today before this gem is gone!

For more property details including Body Corp and Rental Appraisal, text 16MIN to 0488 810 057

The Finer Details:
Council Rates: Approx. $2041 per annum
Area Under Title: 128 sqm
Year Built: 1998
Zoning: CB (Central Business)
Status: Currently Tenanted 5/04/2025
Rental Estimate: Coming Soon!
Body Corporate: Whittles
Body Corporate Levies: Approx. $1,087 per quarter (Yes, these are correct)
Building Report: Available on request
Pest Report: Available on request
Settlement period: 45 days or on variation on request
Deposit: 10% or variation on request
Easements as per title: None found