

# 3/40 Kurrajong Crescent, Nightcliff, NT, 0810

TERRITORY  
REAL ESTATE

## Apartment For Sale

Friday, 15 November 2024

3/40 Kurrajong Crescent, Nightcliff, NT, 0810

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Lifestyle and Location

For those seeking the lifestyle and location of the popular Northern Suburbs, this immaculate ground-floor, two-bedroom apartment is a perfect match! Combining easy-care living with the allure of beaches just moments away, it's ideal for homemakers who value comfort and convenience. Tucked at the end of a small, quiet complex, this apartment promises peace and functionality.

The front door features security screens, allowing you to enjoy cool breezes while adding an extra layer of safety. Inside, the open-plan layout seamlessly integrates living, dining, and kitchen spaces, all enhanced by gleaming timber flooring and a welcoming atmosphere. Double doors at the far end lead to a private courtyard with low-maintenance tropical gardens a perfect spot for your morning coffee.

The kitchen is well-equipped with durable countertops, overhead storage, and views of the lush communal lawns and tropical gardens that frame the property. The combined bathroom and laundry offer a modern, space-saving design, complete with a freestanding vanity and overhead storage. A hallway linen press adds extra storage, ensuring practicality in this impressive home.

Both bedrooms are bathed in natural light, featuring high ceilings, large windows with garden views, timber-look flooring, and air conditioning to keep you comfortable year-round.

Enjoy coastal walks with sea breezes just a short stroll away. The Nightcliff Swimming Pool and Foreshore Café offer excellent recreational options, and you can savor stunning sunsets at the jetty or grab a meal from a local food truck. The property is conveniently located within 10 minutes of Casuarina Shopping Centre, Royal Darwin Hospital, and Charles Darwin University.

- \*Leafy, peaceful suburban setting
- \*Moments from sunset walks along the water
- \*On-site parking and shaded guest parking on the street
- \*Ground-level apartment with security screens on the entrance
- \*Tropical garden views framing the home
- \*Double doors opening to a private courtyard with easy-care gardens
- \*Communal clothesline and shared grassy areas
- \*High ceilings creating a bright and airy feel
- \*Two bedrooms with timber-look flooring and air conditioning
- \*Modern bathroom with integrated laundry and storage solutions
- \*Spacious, open-plan living, dining, and kitchen with durable countertops and overhead storage
- \*Ideal for homemakers seeking a serene, sun-filled seaside retreat
- \*Walk to nearby parks and playgrounds
- \*Bike to public and private schools with the kids
- \*Quick access to Nightcliff shops for dining, shopping, and essentials
- \*Enjoy leisure time at Leanyer Water Park or Skate Park
- \*Take scenic walks along the Casuarina Coastline
- \*Witness breathtaking sunsets over Dripstone Cliffs

Council rates: \$1,750 approx per annum

Area under title: 74m<sup>2</sup>

Whittles Body Corporate:

Admin fund \$1,083 pq

Sinking fund \$250 pq

Rental estimation \$500.00 per week

Contact Stuart Rodda on 0424 780 982