

**304/44 Woods Street, Darwin City, NT, 0800**

**CENTRAL**

**Apartment For Sale**

Wednesday, 20 November 2024

304/44 Woods Street, Darwin City, NT, 0800

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Clint Dixon

0889433000

## 7.5% Gross Yield - Set and forget investment in prime location

Text 304WOO to 0480 001 403 for more property information

High cashflow investment leased until December 2026 to long standing and highly regarded operator for \$640 a week.

A smart high yielding investment with capital growth upside as Darwin enters its upswing and growth phase within the property cycle over the next few years.

Ideal for SMSF investors or those looking for a property that puts money in your pocket from day 1.

Magnum on Woods Street is one of the most recent additions to Darwin's skyline offering cosmopolitan living with a new-age design with an impressive façade, this premier address is located in the heart of city.

304 maintains a tranquil aspect with resort vibes. The property features secure fob entry at street level with a large door opening wide to the walkway to the elevators where again you'll need your fob key to gain entry to the apartment (extra secure)

Inside is painted with a modern crisp white colour palette throughout with polished concrete flooring and matt black painted ceilings. There is a wall of built-in storage space which is a huge functional bonus, the kitchen has stone counters with breakfast bar seating along with overhead storage space and plenty of prep areas as well. Open plan living and dining areas flow through to the balcony with a twin set of huge glass sliding doors at the far end inviting you out into the cool sea breezes.

The master bedroom suite includes a walk in robe along with a large glass sliding door through to the balcony. Bedroom 2 are located for total privacy and also include a built in robe and air-conditioning. The laundry is internal plus an extra storage to the storage room located on the ground floor.

The balcony is enormous allowing you to embracing the Territory lifestyle of the outdoors, this outdoor living room is huge and enjoys sunset views every night.

The communal top level offers a unique roof top garden and pool area to take in the sunsets and sunrises.

This property allows residents and guests you to walk or take a scooter around the city easily. Genuine A+ location. The Waterfront Precinct is not far away as is Cullen Bay and the Esplanade all basking in the glorious sea breezes and tropical vibes.

### Key Features:

- Edgy Polished Concrete flooring with tiled floor in bathrooms out the apartment
- Split System air-conditioning throughout
- Internal Laundry
- Build-in Robes and a walk in robe
- Only 5 apartments per level
- Great size galley style kitchen with stone bench tops
- Stainless steel appliances
- Split System air-conditioning throughout
- Bathroom with quality finishes
- Stone benchtop to kitchen with excellent cupboard space
- Good-sized living/dining area opens to a large verandah
- Apartment 304 has 1 secure basement car park
- Ground level storage

- Complex boasts a rooftop swimming pool, BBQ & entertaining area

The Magnum Apartments were completed in 2016 and offer a living style that is not often seen in the Darwin CBD. Found on the corner of Woods and Gardiner Streets, this 9 level complex is as modern as they come in Darwin CBD.

Council Rates: \$1,570 per annum (approx.)

Date Built: 2015

Area Under Title: 113 square metres

Zoning Information: CB (Central Business)

Status: Leased until 8/12/2026

Body Corporate: North Management

Body Corporate Levies: \$1,570 per quarter (approx.)

Easements as per title: None found