

**40/1 Buffalo Court, Darwin City, NT, 0800**

**Apartment For Sale**

Monday, 28 October 2024



40/1 Buffalo Court, Darwin City, NT, 0800

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Gabby Sawyer  
0438404848

## "Stunning Views from Every Angle!"

'Raffles Plaza' is located in the heart of Darwin's thriving CBD with the most incredible sea and city views. This building is iconic on Darwin's skyline, standing tall for years with a retro charm dating back to the 80's. At ground level there is a formal entry with automatic doors that lead through to the formal lobby with the elevators up to the 7th floor property.

Unit 40 is an end apartment affording it the best views with the sprawling city lights, greens of the golf course and the blues of the water framed on the horizons. Inside is a sweeping open plan living and dining area with tiled flooring underfoot and white walls that allow the ever-changing landscapes framed in the windows to be the star attraction. The kitchen is tucked off to the side still with incredible views and plenty of storage and prep areas along with a breakfast bar, seating nook and pendant lighting.

The home has two bedrooms each with a sliding door through to the balcony and each with built in robes. The master bedroom has a private en-suite bathroom with two-way window and vanity. There is a home office with built in desk that could be converted into a small 3rd bedroom if you choose. The main bathroom includes the laundry amenities in a clever design along with a bathtub framed in a one-way window that overlooks the living areas and the views beyond it.

Entertaining never looked so good – there are three balconies to choose from each with a unique view of the city and oceans that capture the whipping sea breezes to keep it all cool and fresh.

Located in the heart of the CBD this property is perfect for the savvy buyer and the investors alike. Offering an easy-care design that is high impact and low maintenance, this property is only moments from restaurants, cafés, coffee shops and the colour and lights of the city below. Designated parking for 2 cars.

Rates: \$428.00 per Qtr. (Approx)

Body Corporate: \$2182.80 per Qtr. (Approx.)

Zoned: CB (Central Business)

Area Under Title: 114 SQM

Potential Rent: \$800 to \$700 per week