

**3/15 Queen St, Stuart Park, NT, 0820**

**CENTRAL**

**House For Sale**

Thursday, 14 November 2024

3/15 Queen St, Stuart Park, NT, 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Tropical Townhouse

For more property information including body corporate and reports text 3QN to 0488 810 057

For the home maker or the investors – this trendy townhouse home is only moments from the heart of the CBD without any of the noise or bustle. Positioned within a small complex of only 4 homes and offering parking space for 2, this home will appeal to the city dwellers and the investors alike.

This tropical townhouse is positioned at the rear of a small complex of 4 homes. It has a sheltered front verandha with a screen of tropical gardens and twin sets of sliding doors that allow access into a generous light filled living room with sky high roofline drawing the eye to the feature pendant lighting strung over the staircase to the void above. The living areas are all open plan with a free flowing design from the living room to the dining room, kitchen to the outdoors. The kitchen offers wrap-around counters with ample bench space and storage along with a pantry and overhead cupboards as well. There is a walk-in pantry / laundry room with linen press and a WC.

Sliding doors from the dining room lead through to a sheltered rear verandah that overlooks a paved courtyard with towering palms and shaded tropical gardens. Down the side of the home is a second parking bay along with a mounted clothes line.

Upstairs the home has 3 bedrooms all with views over the treetops. The master bedroom has a walk-in robe along with a built-in study desk, balcony access and an ensuite bathroom while bedrooms 2 and 3 each have a built-in robe with corner display shelving. The main bathroom has a bath / shower combo and a separate toilet.

Additionally there is a storage unit off the carport and under the stairs as well – great for the Xmas tree, the bikes and extra bits and bobs.

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 cafés or restaurants along the strip. The Water Front Precinct is not far away as is Cullen Bay and the Esplanade all basking in the glorious sea breezes and tropical vibes.

### Features:

- Drop the daily commute in favour of more free time
- Tidy townhouse at the rear of a small complex setting
- Carport parking for 1 with room for a second
- Secure store room perfect for the bike
- Security screens over the front door from the carport
- Sliding door access from a sheltered front patio to the living areas
- Open plan living, dining and kitchen space on the ground level
- Kitchen has wrap around counters with plenty of prep areas to work from
- Overhead storage space plus a pantry and walk in pantry as well
- Internal laundry room with W/C and linen press on the ground level
- Under stairs storage space is a great asset for the home
- Side mounted clothes line hosted with the courtyard
- Master bedroom suite with private balcony and an ensuite bathroom and walk in robe
- Bedrooms 2 and 3 both include a built in robe with corner display shelving
- Courtyard is private and well designed with tropical gardens

### Around the Suburb:

- Walk to the CBD in moments

- 2 Jump on an orange scooter to shoot in the city
- 2 Nearby cafes, employment and more
- 25 minutes to the Water Front Prescient
- 25 minutes from Cullen Bay Marina

Council Rates: Approx. \$1750 per annum

Area Under Title: 262 sqm

Year Built: 1993

Zoning: LMR (Low-Medium Density Residential)

Status: Tenanted Until 20/06/25 at \$525 per Week

Rental Estimate: \$580 - \$620 pw

Body Corporate: Bell Strata

Body Corporate Levies: \$1,860.50 per quarter

Vendors Conveyancer: Law Lab Conveyancing

Settlement period: 45 days or on variation on request

Deposit: 10% or variation on request

Easements as per title: none found