

**706/31 Smith St, Darwin City, NT, 0800**



**House For Sale**

Friday, 15 November 2024

706/31 Smith St, Darwin City, NT, 0800

**Bedrooms: 2**

**Bathrooms: 2**

**Type: House**

## **PRICED TO SELL!**

This outstanding investment opportunity located in 'The Mall' apartment complex is in the heart of Darwin's CBD.

Further information about this apartment building can be provided upon request.

Key features below:

- 2 bedrooms
- 2 ensuite bathrooms
- Spacious and functional layout
- Stone benchtops to kitchen
- Split system A/C
- Ceiling fans
- Downlights
- Pool

Additional Information as follows:

- Council Rates: Approx. \$1,720 per annum
- Year Built: 2016
- Currently tenanted at \$580 per week until 02/10/2025
- Body Corporate Fees: Approx \$2,190 per quarter
- Car parking available nearby: Approx \$2,000 per annum

Please contact Mark Hayes of Nearwater Real Estate for further information.

**DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract. Further, any floor plans included in the marketing material are for illustrative purposes only and the accuracy of dimensions or areas cannot be confirmed and should not be relied upon. Further, any rates, strata fees or distances noted are estimates based on available information at time of publishing.