

1/9 Philip Street, Fannie Bay, NT 0820



Townhouse For Sale

Tuesday, 14 January 2025

1/9 Philip Street, Fannie Bay, NT 0820

Bedrooms: 3

Bathrooms: 2

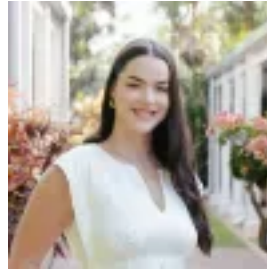
Parkings: 2

Area: 247 m2

Type: Townhouse



Andrew Harding
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Evie Radonich
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AUCTION On-Site

AUCTION On-Site: Saturday, 1st February 9:30am | Unless Sold Prior
Property Specifics: Year Built: 2008
Council Rates: Approx. \$1,750 per year
Area Under Title: 247 square metres
Rental Estimate: Approx. \$850 - \$900 per week
Body Corporate: Self-Managed
Body Corporate Levies: Approx. \$1,200 per quarter
Pet friendly: Upon complex approval
Vendor's Conveyancer: LawLab Conveyancing
Preferred Settlement Period: 30-45 days from the contract date
Preferred Deposit: 10%
Easements as per title: None found
Zoning: LMR (Low-Medium Density Residential)
Status: Vacant possession

Delivering elegant, effortless living in a stunning location, this immaculate three-bedroom unit sits within a boutique complex of four, positioned within walking distance of the foreshore, local shops and the popular Fannie Bay Coolspot. - Perfectly private ground-floor unit in boutique complex - Beautifully appointed, modern and superbly low maintenance - Soaring ceilings and a wall of windows accentuate open-plan living - Polished kitchen boasts quality design and modern appliances - Delightful alfresco entertaining framed by tropical courtyard - Generous master features built-in robe and spotless ensuite - Two further robed bedrooms serviced by main bathroom - Fully tiled and air-conditioned to remain effortless and cool - Double lockup garage also features integrated laundry - Complex is self-managed with low Body Corp and pets welcome

Enviably situated within highly desirable Fannie Bay, this polished unit is perfect for couples, young families and downsizers looking to live close to the coast, while enjoying access to Parap's shops, dining and amenities, as well as Darwin CBD, which is less than 10 minutes away. Positioned at the front of the complex, the unit utilises high fencing and lush landscaping to offer privacy from the street, while also providing convenient dual access via the garage at the rear and the gated front courtyard. Revealing quality finishes and thoughtful design, the interior impresses immediately. As refined neutrals grace the walls, crisp tiling keeps things cool and easy-to-care-for underfoot - but what will really wow you as to step into the open-plan is its incredible sense of space. Framing up a gorgeous green aspect, a wall of windows floods the space with natural light, as soaring ceilings only enhance that feeling of light and openness. Neatly placed at the side, the L-shaped kitchen presents beautifully, with sleek stone benches and modern appliances. From here, the space extends easily out onto a fabulous alfresco, where downtime is relaxed, and entertaining is a delight. Bordered by a grassy courtyard and established tropical landscaping, the space is private, peaceful and also wonderfully low maintenance. As for sleep space, each of the three robed bedrooms is generous in size, serviced by an attractively appointed ensuite and main bathroom, both with rainhead showers. Completing the appeal is a double lockup garage with integrated laundry. A short walk down the road will take you to Fannie Bay's local shops and cafes, and just beyond sits the spectacular foreshore. Enjoy a stroll along waterside walkways, check out the nearby Sailing and Trailer Boat clubs, or cycle up to Lake Alexander and East Point Reserve. When it comes to location, this is hard to beat! Come and see it for yourself! To arrange a private inspection or make an offer on this property, please contact Andrew Harding 0408 108 698 or Evie Radonich 0439 497 199 at any time.