

7/6 Kent Court, Stuart Park, NT, 0820

SMART.

Townhouse For Sale

Thursday, 24 October 2024

7/6 Kent Court, Stuart Park, NT, 0820

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Type: Townhouse



Stewie Martin

Pet Friendly Townhouse in Amazing Location

This sale is being facilitated by transparent negotiation. The property can sell to any qualified buyer at any time. Please contact Stewie immediately to avoid missing out.

Please copy and paste the link for reports & more information: <https://rb.gy/y1wqrh>

Welcome to this exceptional 2-bedroom townhouse on the edge of Darwin CBD. Solid brick and concrete construction ensure durability and peace of mind whilst the convenient location offers just a short walk to the botanical gardens, beach, shops and schools. As if that isn't enough to seal the deal, the property is also pet-friendly, featuring enclosed and shaded gardens for your furry friends.

Entertaining becomes effortless with plenty of undercover and shaded areas for gatherings. Positioned at the end of the complex, this townhouse offers a private setup with sliding gate access and secure parking for up to three vehicles, including a double carport and powered shed.

As you enter the property, you will be welcomed with an open floor plan with the kitchen, dining and living areas, offering a spacious atmosphere. The wrap-around kitchen boasts a gas cooktop, built-in oven, pantry, and overhead cabinet which is ideal for culinary enthusiasts. A freshly painted and recently tiled ground floor living space create a modern, stylish and low-maintenance environment. The spacious ground floor laundry area includes an accessible toilet for convenience.

Upstairs enjoy your master bedroom complete with built-in wardrobes and a private balcony, perfect for taking in stunning sunset views. Bedroom 2 overlooks a tranquil courtyard and also features built-in robes, providing ample storage. Both bedrooms are freshly painted, offering a modern, inviting atmosphere and offer much more space than the average property.

Step outside into the rear garden to discover a self-chlorinating plunge pool with a built-in Jacuzzi, perfect for relaxation. With a private, paved entertaining space, no lawn and irrigated gardens you can spend more time relaxing and less time gardening.

Benefit from common area parking and a tidy body corporate with only seven residences. A healthy sinking fund of approximately \$55k and an additional \$10k in administration ensure financial stability for the complex.

A recently solar-painted reflective roof membrane, leading to a comfortable environment and lower power bills. There is also the option to explore the potential for further upgrades, such as verandas, additional storage, or shade sails.

This townhouse offers a unique blend of comfort, convenience, and potential. Don't miss the opportunity to make it yours!

Property Highlights:

- 2 Bedroom townhouse on the edge of Darwin CBD
- Solid brick & concrete construction
- Master bedroom with its own balcony that gets sunset views
- Bedroom 2 overlooks the courtyard, and includes built in robes
- Both bedrooms are larger than average and have been freshly painted
- Wrap around kitchen including gas cooktop and built in oven, with pantry and overheads
- Ground floor living spaces have also been freshly painted and recently tiled
- Large open laundry area with a guest toilet
- Low maintenance, Self-chlorinating plunge pool with built in Jacuzzi
- No lawn to mow paved walkways and spaces around the whole property, along with irrigated gardens
- Ideal for entertaining, plenty of undercover & shaded areas for guests and residents to enjoy

- ☒ Private setup at the end of the complex, with sliding gate access and secure parking for up to 3 vehicles
- ☒ Double carport and powered shed, plus one additional parking space in common area
- ☒ Walking distance to beach/shops/schools/city/botanical gardens and easy access to main roads
- ☒ Dog friendly with enclosed and shaded gardens
- ☒ Common area parking also provided
- ☒ Tidy body corporate size with only 7 residences
- ☒ Approximately \$55k in sinking fund and another \$10k in administration
- ☒ Solar painted roof reducing excess heat internally providing cheaper power bills
- ☒ Lots of potential to increase continue upgrades to the property by installing verandas, storage area and or shade sails.

Key Neighbourhood Features:

- ☒ Stuart Park Primary School (700m)
- ☒ Darwin High School (1.8km)
- ☒ Parap Village Markets (1.8km)
- ☒ Darwin Botanic Gardens (2.3km)
- ☒ Mindil Beach (2.6km)
- ☒ Darwin CBD (3.1km)
- ☒ East Point Reserve (3.3km)
- ☒ Cullen Bay Marina (4.1km)

Additional Information as follows:

- ☒ Council Rates: Approx \$1,748.77 per annum
- ☒ Year Built: 1981
- ☒ Planning Scheme Zone: LMR (Low-Medium Density Residential)
- ☒ Area under Title: 385sqm
- ☒ Status: Vacant Possession
- ☒ Rental Estimate: \$550-\$595 per week
- ☒ Body Corporate fees: Approx \$1,395 per quarter
- ☒ Settlement Period: 45 days
- ☒ Easements as Per Title: Sewerage Easement to Power and Water Authority

For more information on how Openn Negotiation works see: www.openn.com.au

To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address.

Please note the Final Bidding Stage is subject to change and the property could sell at any time.