

13/57 Aralia St, Nightcliff, NT, 0810

CENTRAL

Unit For Sale

Saturday, 7 December 2024

13/57 Aralia St, Nightcliff, NT, 0810

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



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Lifestyle Living Meets Smart Investment

Perfectly positioned in the heart of vibrant Nightcliff, this top-floor one-bedroom apartment presents an exceptional opportunity for investors or renovators alike.

Currently rented at \$330 per week until 27/02/2025, the tenants are happy to stay on, ensuring immediate rental income for savvy buyers. With a gross rental yield of 6.86% based on the asking price of \$250,000, this property delivers impressive returns in a high-demand location.

Key Features:

- Top-floor position in a boutique complex of just 16 units
- Ideal investment with a tenant in place offering steady returns
- Opportunity to renovate or update to boost value
- Low-maintenance, practical design with natural light throughout
- Open plan living complemented by a tidy kitchen
- Private balcony with leafy elevated views
- Spacious bedroom with built-in robes and a bathroom/laundry combo
- Split-system air conditioning for year-round comfort
- Off-street parking for one vehicle

Lifestyle Highlights:

- Steps from Nightcliff's stunning foreshore and amenities
- Aralia Street shops conveniently located across the road
- Moments to tennis courts, swimming pool, and walking tracks
- Excellent dining and shopping options within easy reach
- Just over 10 minutes to Darwin CBD

With its unbeatable location, immediate rental income, and potential for further value-adding renovations, this apartment ticks all the boxes for investors or future owner-occupiers.

Don't miss this opportunity to secure a property offering a strong 6.86% gross rental yield and all the lifestyle benefits of Nightcliff. Contact us today to arrange your inspection!

Council Rates: Approx. \$1748 per annum

Area Under Title: 52 sqm

Year Built: 1980

Zoning: MR (Medium Density)

Status: Vacant Possession

Rental Estimate: Approx. \$320 - \$360 per week.

Body Corporate: Elite Strata

Body Corporate Levies: Approx. \$1,102.50 per quarter.

Vendors Conveyancer: Voeuk Conveyancing

Settlement period: 45 days or on variation on request

Deposit: 10% or variation on request

Easements as per title: None found