

2/33 Sunset Dr, Coconut Grove, NT, 0810



Unit For Sale

Wednesday, 13 November 2024

2/33 Sunset Dr, Coconut Grove, NT, 0810

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Matt Englund
0404507208

Serene Corner Unit FILLED with Natural Light

From well-kept interiors and stylish finishes to a quiet yet central location, this 2-bedroom unit boasts exceptional value in today's market and is sure to sell fast. Emphasizing pleasure in simplicity, there's nothing left to do except move straight in and begin a relaxed, maintenance-free lifestyle.

Nestled in a serene complex, this unit enjoys a prime location at the end of the street, ensuring tranquility with no through traffic. Imagine a home where the hustle and bustle fade away, leaving you with a peaceful retreat to call your own.

As you enter the home, you're greeted with light-filled open-plan living spaces that blend seamlessly with the kitchen and grand drop ceiling. Ample windows throughout provide beautiful cross-flow ventilation and an abundance of natural light-it's the first thing you notice walking in! Step onto the balcony where Sunday afternoons come alive with the sizzle of a BBQ shared among friends. The lovely window bench offers a perfect spot to work with a delightful outdoor outlook-something truly unique about this property compared to other units.

Whether you plan to move in or consider it as an investment, rest assured that properties like this are in high demand in this sought-after area.

For more information or to arrange an inspection, please contact Matt on 0417 866 821 or Demi on 0448 951 305.

Year Built: Approx. 2003

Area Under Title: 167m²

Status: Currently owner occupied, vacant at settlement

Rental Estimate in the Current Market: \$530 - \$580 per week

Council Rates: Approx. \$1,450 per annum

Body Corporate Management: Ace Body Corporate Management

Body Corporate Fees: Approx. \$1,590 per quarter

Pets are not permitted in this complex

Settlement Period: 30 days (discuss alternative with agent)

Deposit: \$10,000

Vendor's Conveyancer: Voeuk Conveyancing

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.