

**24/117 Smith St, Darwin City, NT, 0800**

**CENTRAL**

**Unit For Sale**

Sunday, 3 November 2024

24/117 Smith St, Darwin City, NT, 0800

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Tom Kiem

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## Sun Filled Single Bedroom

For more property information including body corporate and reports text 24SMT to 0488 810 057

Investors check this out! 9% ROI located in the heart of the CBD – this is the perfect escape for the city worker not looking to add to the daily commute times! Offering a single parking space within the complex and secure access with key pad lock on the front gates and a secure lobby – this property is a secure lock and leave property great for the FIFO worker, the single, the couple or the investors too!

Positioned on the second floor with elevator and stair access, the central portion of this property includes a communal lobby with a shared property table with books and board games plus plenty of sitting areas. Unit 24 has security screens over the front door and is tucked down the end of a hallway away from the central spaces.

Inside is a light filled apartment with sky high ceilings and large windows letting in plenty of afternoon light to bounce in over the tiled flooring. The living areas has an A/C and flows seamlessly into the kitchen space where there are overhead cupboards and plenty of built in storage space as well as a pantry.

The bedroom has a built in robe, tiled flooring and A/C along with double doors leading through to a small balcony that you can open up for the sea breezes. The bathroom has a shower and a vanity with some built in storage space and an overhead mirrored vanity as well.

Boasting those resort vibes, the complex comes with a secure swimming pool and outdoor entertaining areas and is well maintained with a screen of tropical gardens.

Located in the heart of the CBD this property is perfect for the savvy buyer and the investors alike. Offering an easy care design that is high impact and low maintenance, this property is only moments from restaurants, cafés, coffee shops and the colour and lights of the city below.

- Secure lock and leave style property great for the investor or FIFO worker
- Hotel vibes with a swimming pool and communal spaces to enjoy
- Single bedroom apartment filled with the afternoon sun
- Bedroom includes a built in robe and double door access to the balcony
- Balcony has some city and tree views
- Bathroom includes a shower and a vanity with storage space, mirrored overhead vanity
- Kitchen has a galley design with ample storage space and a pantry as well
- Elevator and stair access to the apartment
- Security screens on the front door adds another layer of privacy
- Tropical gardens around the property, single off street parking space
- Secure access to the lobby and swimming pool

Around the Suburb:

- Walk to the heart of the CBD in moments
- Spend your free time exploring the Water Front Precinct or The Esplanade
- Weekend coffee dates and easy dinners in the city
- Grab an orange scooter and be in the city in moments
- Walk to coffee dates
- Drop the daily commute in favor of more free time

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

Area Under Title: 72 sqm

Year Built: 1993

Zoning: TC (Tourist Commercial)

Status: Vacant Possession

Rental Estimate: Approx. \$375 - \$385 per week.

Body Corporate: Whittles Body Corporate

Body Corporate Levies: \$1,789.00

Vendors Conveyancer: Tschirpig Conveyancing

Settlement period: 45 days or on variation on request

Deposit: 10% or variation on request

Easements as per title: none found