

**6/4 Armidale Street, Stuart Park, NT 0820**

**@realty**

**Unit For Sale**

Tuesday, 7 January 2025

6/4 Armidale Street, Stuart Park, NT 0820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 89 m2**

**Type: Unit**



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**\$449,000**

Welcome to your own private oasis in the heart of the vibrant Stuart Park community. This stunning townhouse is a rare find, boasting all the luxuries and conveniences of modern living while still being surrounded by the beautiful natural landscapes of the Northern Territory. With 2 bedrooms, 1 bathroom, this townhouse is the perfect place to call home. Step into a spacious living and dining area, enhanced by an open staircase with solid timber treads. The upper level features two generously sized bedrooms, each accommodating queen beds. The main bedroom is further enhanced by access to a private balcony. The combined bathroom and shower are also located on this level for added convenience. On the ground floor, the living, dining, and kitchen areas are seamlessly connected. The internal laundry, which includes access to a private, paved courtyard, adds to the practicality of the space. A second WC on the ground level provides additional convenience. Located in the highly sought-after suburb of Stuart Park, you will have everything you need right at your doorstep. The vibrant community offers an array of cafes, restaurants, and shops, perfect for a weekend stroll or catching up with friends. You will also be just a short drive away from the CBD, making your commute to work a breeze. This townhouse is set within a quiet, well-maintained block of six and offers excellent potential, perfect for those looking for a peaceful lifestyle in a prime location. And the best part? It is not currently tenanted, so you can move in and start enjoying your new home right away.

**Property Highlights:**

- **Spacious Living Area:** Open-plan living and dining with a charming open staircase featuring solid timber treads.
- **Modern Kitchen:** Seamlessly connected to the living area, designed for practicality and functionality.
- **Upper-Level Comforts:** Two queen-sized bedrooms, with the main bedroom opening onto a private balcony.
- **Bathroom Convenience:** Combined bathroom and shower located upstairs, offering a streamlined layout.
- **Private Courtyard:** Fully fenced, paved, and low-maintenance, making it ideal for outdoor relaxation or entertaining.
- **Internal Laundry:** Situated on the ground floor with easy access to the courtyard.
- **Additional WC:** A second toilet on the ground floor for extra convenience.
- **Quiet Complex:** Located in a well-maintained block of six townhouses.
- **Pets:** Subject to approval from the body corporate.

**Key Neighbourhood Features:**

- Stuart Park Primary School (0.31km)
- St John's Catholic College (0.36km)
- Darwin High School (0.78km)
- Northern Territory School of Distance Education (0.9km)
- Darwin High School (0.98km)
- Parap Village Markets (1.5km)
- Museum and Art Gallery of the Northern Territory (1.6km)
- Darwin Botanic Gardens (2.2km)
- Mindil Beach (2.5km)
- East Point Reserve (2.9km)
- Darwin CBD (3.0km)
- Cullen Bay Marina (3.7km)

**Additional Information:**

- Year Built: 1982
- Status: Vacant possession – ready for you to move in immediately.
- Rental Estimate: \$560-\$590 per week
- Body Corporate Fees (approx.): \$950 per quarter
- Darwin City Council Rates (approx.): \$1,750 per year
- Ground Floor Area (approx.): 4.5m x 11.4m
- First Floor Area (approx.): 4.5m x 11.4m
- Total Floor Area (approx.): 100 m<sup>2</sup>

So why wait? Don't miss out on the opportunity to make this stunning townhouse yours. Contact me today to schedule a private viewing and experience the beauty and convenience of this property for yourself. Make an Offer:

<https://myatrealty.com/v2/properties/130380/listings/64340/submitofferform>