

## 142/21-23 Cavenagh Street, DARWIN CITY, NT 0800

### CITY STUDIO WITH 11.5% RENTAL RETURN

Right in the heart of Darwin CBD, this second-top-floor studio apartment offers the best of both worlds - prime location and exceptional investment performance.

Inside, you'll find a functional layout and a large spa bath for that touch of indulgence. From your balcony, enjoy sneak-peek ocean views to the north and west plus sparkling city vistas.

For investors, the numbers speak for themselves: a 11.5% gross rental return means strong positive cash flow from day one. Very reasonable body corporate fees and a secure car park further protect your bottom line, while the unbeatable CBD position ensures year-round rental demand.

#### Highlights:

- 11.5% gross rental return â## rare in today's market
- Secure car park â## valuable in the CBD
- Walk to shops, cafes, waterfront, and nightlife

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P182750

#### SALE DETAILS

**PRICE GUIDE**  
**\$180,000**

#### CONTACT DETAILS

**Darwin**  
70 Smith Street  
DARWIN, NT  
08 8946 0500

**Colin Morrow**  
0468 954 318

- Sneak-peek ocean views north & south + city outlook

Whether you're chasing maximum rental yield or a convenient city base, this property delivers on location, lifestyle, and cash flow.

Body Corporate Elite Strata Management (NT)

Body Corporate \$1,098.89 p/q approx.

Sinking Fund \$319.44 p/q approx.

Council Rates \$ 1,800 p/a approx.

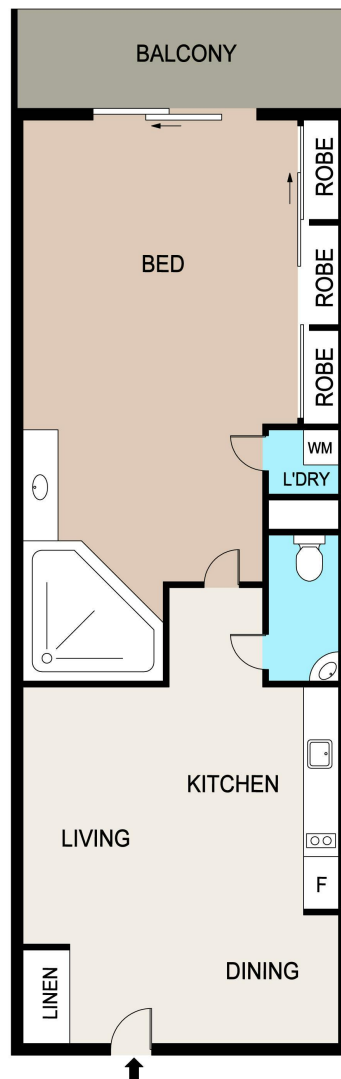
Other features: Area Views, Car Parking - Surface, City Views, Close to Schools, Close to Shops, Close to Transport

- Land Area 52.00 square metres
- Building Area: 52.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Car Parks: 1









142/21 CAVENAGH STREET, DARWIN

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.