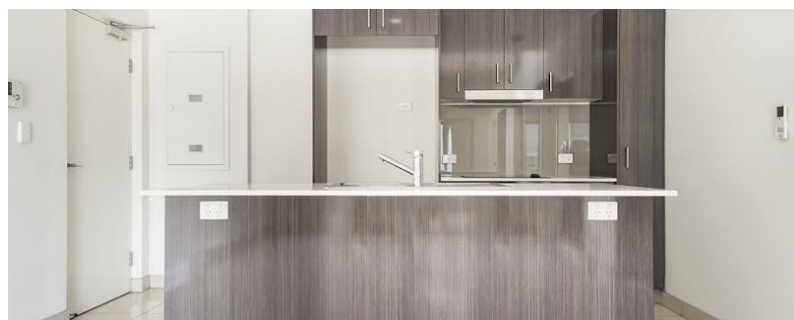




30/25 Fairweather Crescent, COOLALINGA, NT 0839

MODERN LIVING IN THE HEART OF COOLALINGA!

Welcome to 30/25 Fairweather Crescent, Coolalinga. An exceptional opportunity for first-home buyers, downsizers, or investors seeking a contemporary, low-maintenance property in a convenient and rapidly growing location.

Positioned in a well-maintained complex in the heart of Coolalinga, this two-bedroom, two-bathroom apartment delivers comfort, functionality, and lifestyle appeal. Boasting quality finishes throughout and a thoughtfully designed layout, this home offers the perfect balance of privacy and comfort.

Key Features:

- Sleek, well-appointed kitchen with stone benchtops and stainless-steel appliances
- Open-plan living area with modern tiled flooring and split-system air conditioning
- Two well-appointed bedrooms both with built-in wardrobes. Master has a private ensuite, and second bedroom has direct access to main bathroom
- Stylish bathrooms with plenty of benchtop and cupboard space

TYPE: For Sale

INTERNET ID: 300P187597

SALE DETAILS

PRICE GUIDE
\$339,000

CONTACT DETAILS

Darwin
70 Smith Street
DARWIN, NT
08 8946 0500

Gennie Cox
0411 151 911

- Internal laundry with ample storage space, dryer included
- Entertainers' balcony perfect for your morning coffee or watching the iconic Darwin sunsets
- Private storage room adjacent from apartment entry for additional storage and convenience
- Secure, gated complex with two allocated undercover carpark
- Intercom and remote gate access for enhanced security with the option of lifts and stair access
- Inground sparkling swimming pool located in the complex

Situated just minutes from Coolalinga Central Shopping Centre, medical services, cafes, and schools, this location offers the ideal blend of suburban peace and urban convenience. Darwin CBD is only approximately 25-minute drive, making it perfect for commuters or investors seeking strong rental demand in a well-connected area.

Whether you're looking to enter the market or expand your portfolio, this property represents excellent value.

Litchfield Council Rates: \$1,548 per annum approximately

Castle Real Estate Strata Levies: \$1,464 per quarter approximately

Date Built: 2014 approximately

Area Under Title: 118 square meters

Zoning Information: MR (Medium Density)

Easements as per title: None found

Status: Owner occupied, vacant possession at settlement

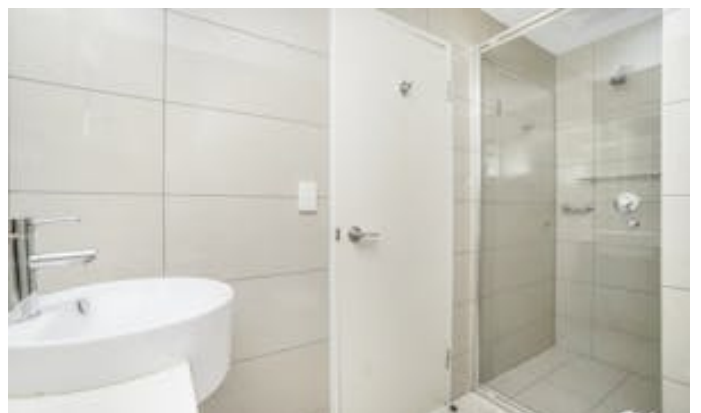
Settlement Period: On or before 45 days

Deposit: 10% or variation on request

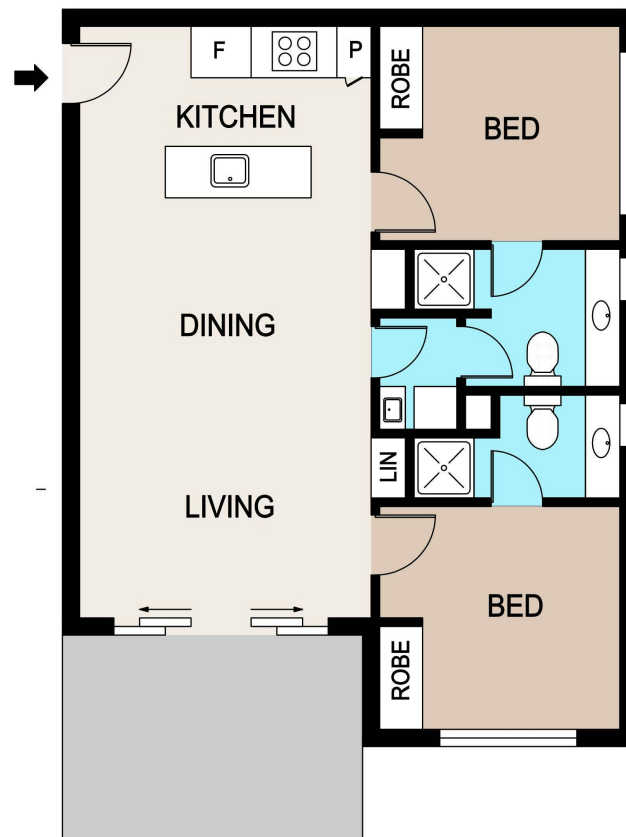
Sellers Conveyancer: Tschirpig Conveyancing

Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport, Lift Installed

- Land Area 118.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 2
- Ensuite







30/25 FAIRWEATHER CRESCENT, COOLALINGA

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.