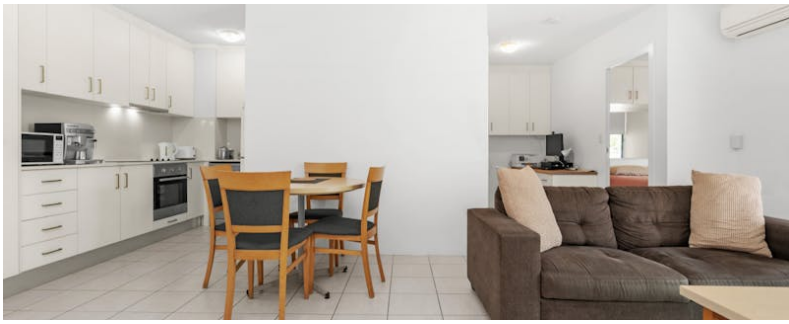

307/3-5 Gardiner Street, DARWIN CITY, NT 0800

OVERSIZED BALCONY IN THE HEART OF THE CITY

Positioned on the third floor of the popular Tower Apartments complex, Unit 307 at 3â##5 Gardiner Street offers a rare point of difference seldom found within the building - an extra-large L-shaped balcony with significantly more depth and usable outdoor space compared to the other apartments in the complex.

Presented fully furnished and exceptionally well maintained, the apartment is move-in ready while also offering excellent suitability for the short-stay or holiday rental market. Internally, the layout is bright, functional, and surprisingly versatile, with additional office space that could easily accommodate a day bed or guest sleeping area for visiting family or friends.

Currently approaching the end of its lease term, the existing tenant has expressed interest in renewing, subject to the intentions of the new owner, offering flexibility for both owner occupiers and investors alike.

Set within a secure complex in one of Darwin CBD's most convenient locations, the property also includes secure parking for one vehicle and easy access to restaurants, entertainment, the waterfront precinct, and everyday amenities.

TYPE: For Sale

INTERNET ID: 300P197202

SALE DETAILS

$305,000

CONTACT DETAILS

Darwin
70 Smith Street
DARWIN, NT
08 8946 0500

Colin Morrow
0468 954 318

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.

Features:

• Third floor position within Tower Apartments

• Extra-large L-shaped balcony unique to this style of unit

• Fully furnished and move-in ready

• Flexible layout with room for guest day bed/Office space

• Secure complex with secure basement car parking

• Excellent potential for short-stay or holiday accommodation

• Existing tenant interested in renewing lease

• Rooftop social area with pool

• Central CBD location close to shops, dining, and the waterfront

Council Rates: $1,758 p/a approx.

Body Corporate: Whittles Body Corporate Management

Body Corporate levy: $1,920.69 p/q approx.

Sinking fund: $303 p/q approx.

Rental Estimate: Contact agent

Other features: Close to Schools, Close to Shops, Close to Transport, Disabled Access, Lift Installed, Pay TV Access

- Land Area 51.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Car Parks: 1

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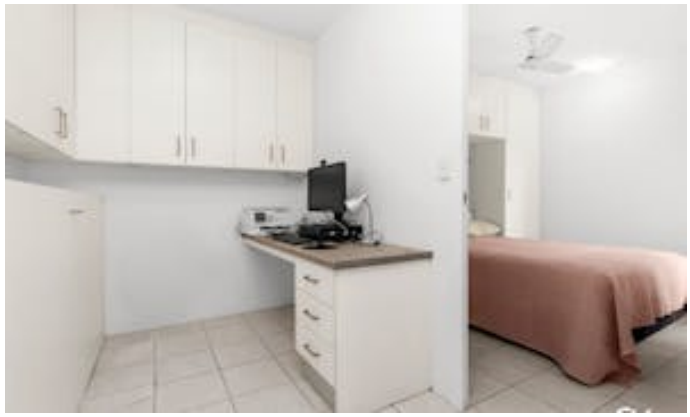

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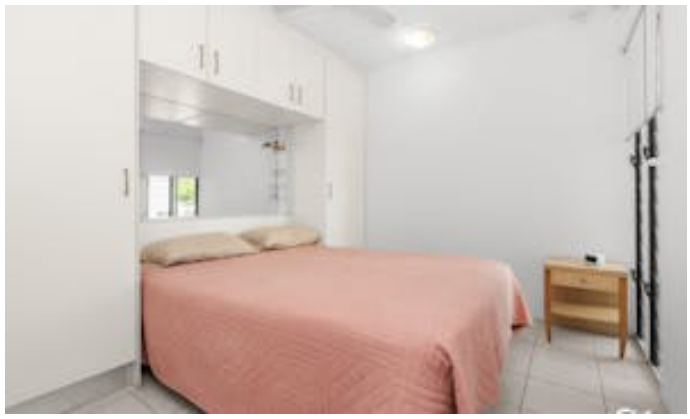

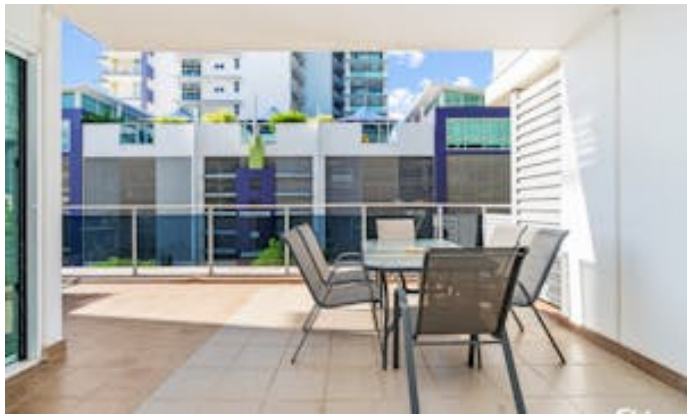

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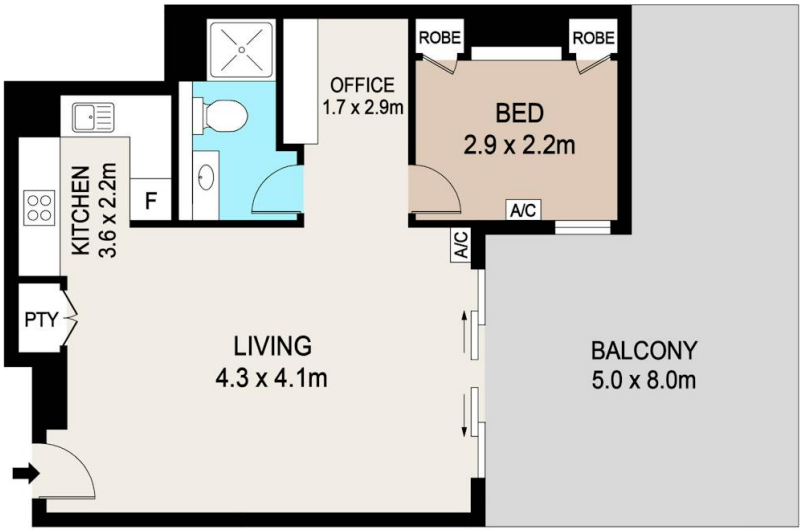

307/5 GARDINER STREET, DARWIN CITY

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.

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