

## 8/83 Aralia Street, RAPID CREEK, NT 0810

### POTENTIAL-PACKED PROJECT POSITIONED STEPS FROM THE FORESHORE

Absolutely packed with potential, this one-bedroom apartment sits one row back from Nightcliff's spectacular foreshore, creating a fabulous opportunity for project seekers who understand just how exceptional this location is, and exactly how much value is on offer here.

- ï#- Neat and tidy first floor apartment in small coastal complex
- ï#- High ceilings and freshly painted neutrals enhance space
- ï#- Practical layout is well planned and superbly low maintenance
- ï#- Cute retro-style kitchen presents opportunity for update
- ï#- Easy integration between kitchen and adjoining open-plan
- ï#- Balcony offers relaxed alfresco entertaining off open-plan
- ï#- Generously proportioned bedroom features built-in robes
- ï#- Renovation-ready bathroom with shower and laundry

**TYPE:** For Sale

**INTERNET ID:** 300P197265

#### SALE DETAILS

**PRICE GUIDE**  
\$298,000

#### CONTACT DETAILS

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

**Judy Blore**  
0408 898 551

• Coastal breezes from elevated position, AC throughout

• A short stroll from everything Nightcliff is known for

Whether you're searching for your first home, a holiday home or a property you can do up and sell on, this apartment has everything you're looking for in a standout location.

Before we look at that location in more detail, let's get into what the apartment itself has to offer.

Providing peace and privacy from its first-floor position, it creates a lovely little sanctuary capturing cooling coastal breezes and abundant natural light. Its ceilings are high and its walls feature freshly painted neutrals, accentuating that easy sense of space we all look for in a home.

Being a one-bedder, its layout is wonderfully easy on the upkeep, combining functional practicality with effortless everyday comfort. In a setting such as this, low maintenance is a major selling point, as it offers more time to enjoy those incredible surrounds.

Seamlessly integrating the retro-styled kitchen with generous open-plan living, the layout extends naturally to a delightful balcony, ensuring entertaining is a breeze. Meanwhile, the bedroom is of a good size, complete with built-in robes, convenient to the bathroom and integrated laundry.

And location? There is a reason Nightcliff is one of Darwin's most desirable suburbs. Laidback coastal living is right on the doorstep, with the sparkle of the CBD less than 15 minutes away.

Grab a coffee from a waterfront café, then wander along the foreshore and perhaps swim a lap or two at Nightcliff Pool. In the evening, check out the food vans as you take in another sensational sunset, or throw in a line at Nightcliff Jetty.

From the ever-popular Nightcliff Markets to the convenience of Aralia Street shops, all you need is close at hand and for everything else, Casuarina's main shopping hub is only five minutes away.

Act fast to secure your inspection! This is one you don't want to miss.

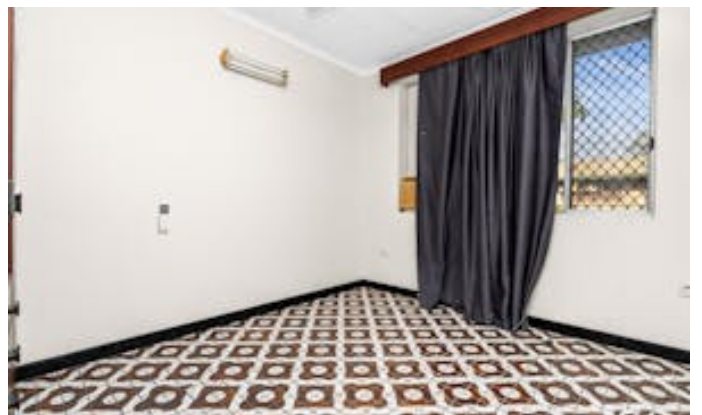
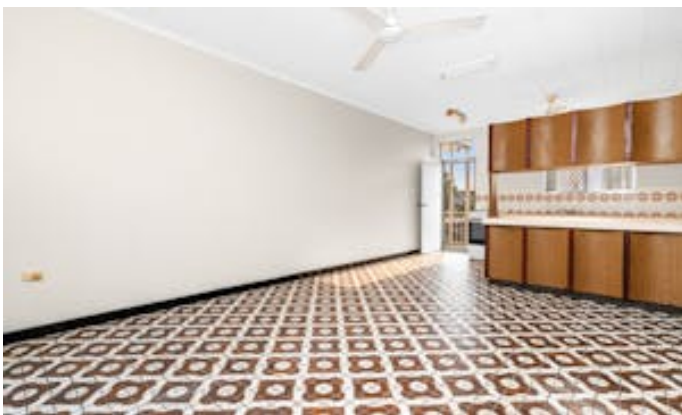
COUNCIL RATES: \$1,458 p/a approx.

BODY CORP: Caste Real Estate

BODY CORP RATES: \$924 p/q approx.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 55.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Car Parks: 1







8/83 ARALIA STREET, NIGHTCLIFF

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 INQUIRIES.