



## Larrakeyah, 153 Mitchell Street

### Quality Larrakeyah Office & Residential

153 Mitchell Street comprises an 859 square metre allotment zoned LMR (Low-Medium Density Residential) located to the north-western side of Mitchell Street in the sought-after suburb of Larrakeyah, approximately 800 metres from Darwin City.

The property comprises a two-storey residential building. The main dwelling (utilized as an office) has an open plan reception/waiting room, two good size offices, separate male & female toilets, kitchen and storeroom on the ground floor. The first floor of this section comprises a large meeting room and two small offices. The adjoining second flat (also utilised as an office) comprises a waiting room, three good size offices, tearoom, toilet and laundry. These sections, currently used as office space comprise approximately 230 metres of immaculately presented, fully fitted out commercial floor space over two levels with adjoining courtyard of 29m<sup>2</sup> and 20m<sup>2</sup> porch.

The 3rd flat upstairs has a building area of some 78m<sup>2</sup> and is currently utilised as a

#### For Sale/Lease

\$80,000 pa Ex GST / \$1,460,000 Exc GST

#### Building Area

308sqm

#### Contact

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North NT

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residential dwelling. This area has three bedrooms, living, dining, kitchen, bathroom, balcony and a laundry below. Fixtures and features are of average to good standard throughout including ceramic tile flooring, laminate benchtops, cabling, standard appliances and split system air conditioning. This section is currently leased on a month-to-month basis for \$500 per week.

The property presents with a beautiful, landscaped front garden and provides for 7 bitumen car spaces located at the rear of the property and accessed via bitumen driveway.

## More About this Property

Property ID	W9JGWU
Property Type	Offices
Building Area	308 m2
Land Area	859 m2

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