



## The Gardens, 23 Mirambeena Street

City fringe LMR site - 3,630sqm

The subject site is located just off the intersection of Daly Street and McMinn Street via Finnis Street offering excellent convenience and locality to the Darwin CBD.

The site also offers great access outbound via the Stuart Highway and Tiger Brennan Drive.

Positioned only one km to the Smith Street mall, with convenient access to Darwin Waterfront, Cullen Bay, and Mindil Beach.

The subject site is a diamond shaped allotment of 3,630m<sup>2</sup> with a Low-Medium Density Residential (LMR) zoning. There was previously a Development Approval in place for eleven three-bedroom townhouses that could be reactivated.

This offering represents an outstanding opportunity to secure a development site

**For Sale**  
Contact Agent

**Contact**  
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 **LJ Hooker Commercial**

**North NT**  
**(08) 8924 0977**

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positioned at the entrance to the CBD.

For more information, please contact Ryan Doyle 0405 192 389 or Lee Doyle 0403 348 243 at LJ Hooker Commercial North.

## More About this Property

<b>Property ID</b>	W83GWU
<b>Property Type</b>	Land/Development
<b>Land Area</b>	3630 m2

### Ryan Doyle 0405 192 389

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