



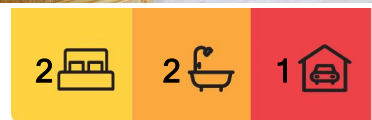
Cullen Bay, 27/26 Marina Boulevard

Rare Dual Key Opportunity in Cullen Bay.

Take advantage of the best of both worlds with this dual key apartment in the highly sought after Cullen Bay. Offering two dwellings on the one title, you could live in one whilst utilising the other for a solid investment or why not use both using the interconnecting door. The options are endless whether you are an owner occupier or seeking your next investment, there is sure to be a configuration to suit your needs.

This dual key design offers two individual units, the first being a fully furnished one bedroom apartment with a full-sized kitchen equipped with appliances, including a dishwasher. An open plan design with sliding door access out to the balcony perched up on the 4th floor with a lush green outlook amongst the trees. A spacious bedroom off to side of the apartment with a private ensuite and built in robe.

The second, a studio style room with kitchenette and robe, the perfect set up for Air BnB or short stay. Again, completely furnished and ready to go. A functional bathroom tucked



For Sale
Offers Over \$410,000

View
By Appointment

Contact
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LJ Hooker Darwin
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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

away at the entrance maximising the living area, which also opens out to its own balcony.

Features Include:

- Light and airy open plan living leading onto the balcony
- Fully furnished with modern, well maintained décor
- Practical kitchen with cooktop, ample cupboard and bench space
- Bedroom 1 boasts en-suite and built-in robe
- Bedroom 2 leads onto the balcony, en-suite and built-in robe
- Dual key apartment perfect for investment opportunity
- Secure parking
- Complex features resort style pool, spa and BBQ area
- Rare opportunity to obtain self contained inter connecting rooms
- Short walk to cafes restaurants and boutique shopping

Cullen Bay Holiday Apartments is a well maintained complex with on-site managers overlooking Cullen Bay Marina. This property is not currently in the holiday apartment rental pool but does have the option if so desired. From here the city is only 5 minutes away, likewise, the Water Front Precinct with the Wave Pool and loads of dining options are nearby as well. Swimming pool within the complex with secure parking underneath. Vacant, fully furnished and move in ready - this is a must see.

Council Rates - \$1,450 (approx) per annum

Area on Title - 98 square metres

Body Corporate Manager —Whittles

Body Corporate Fees - \$2,404 (approx) per quarter

Year Built - 1997 (approx)

Status —Vacant possession

More About this Property

Property ID	5CUZF2X
Property Type	Apartment
Land Area	98 m ²

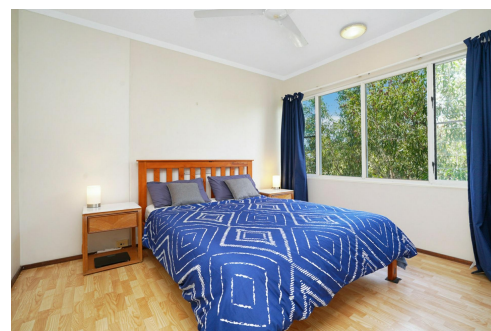
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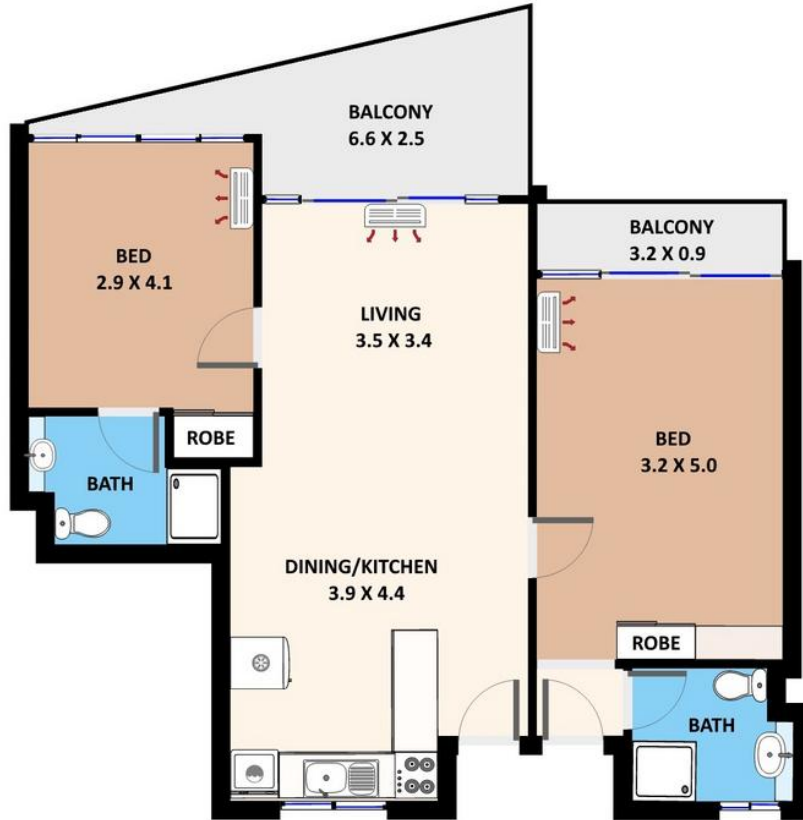
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27/26 MARINA BOULEVARD, LARRAKEYAH

DISCLAIMER
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATELY IN METERS AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.