



207/19B Kitchener Drive, Darwin City

## Breathtaking Waterfront Living PRICE REDUCTION! Fantastic Investment!

Welcome to Darwin City's most coveted location-the stunning waterfront precinct. Picture yourself living where others come to relax, with a unique beach lagoon, a thrilling wave pool, and an array of award-winning restaurants and cafés just steps from your door. This apartment isn't just a place to live-it's a chance to immerse yourself in the best of Darwin's vibrant, coastal lifestyle.

Step inside to discover a beautifully designed open-plan living and dining area, complemented by a modern kitchen that boasts sleek stone benchtops, premium finishes, gas cooking, a double sink, slide-out pantry, dishwasher, and ample storage throughout.

Ducted air-conditioning keeps you cool year-round, with individual climate control in each room for personalized comfort. Both bedrooms are generously sized and feature built-in robes and chic, modern lighting. The master bedroom opens into a stylish ensuite complete with double vanity and floor-to-ceiling tiles. The main bathroom mirrors the luxury, with a shower-over-bath combo and spacious vanity with great storage. You'll also love the internal laundry,

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**FOR SALE**  
\$625,000

### AGENTS

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Rory Turner  
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### AGENCY

LJ Hooker Darwin  
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Interested parties must rely solely on their own enquiries.

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complete with a linen press and extra cupboard space.

Highlights include:

- Spacious bedrooms with built-in robes
- Light-filled open-plan living and dining
- Expansive corner balcony-perfect for entertaining or unwinding
- Fully ducted air conditioning with zone control
- Unbeatable location just steps from the waterfront action
- Secure basement parking for two vehicles
- Additional lock-up storage unit

Evenings are best spent on your tiled balcony, where you can unwind and soak in the fresh sea breeze drifting from Darwin Harbour. With secure access via intercom, basement parking, and storage, this home ticks every box for comfort, convenience, and coastal charm.

Apartment living doesn't get better than this. Come and experience it for yourself.

Rented per week for \$780 from 26th of May 2025 - 24th May 2026

Status: Leased - 5.14% Net Return!  
Council Rates - \$1,700 (approx) per annum  
Area on Title - 114 square metres  
Body Corporate Manager —North Management  
Body Corporate Fees - \$1,809 (approx) per quarter  
Year Built - 2009 (approx)

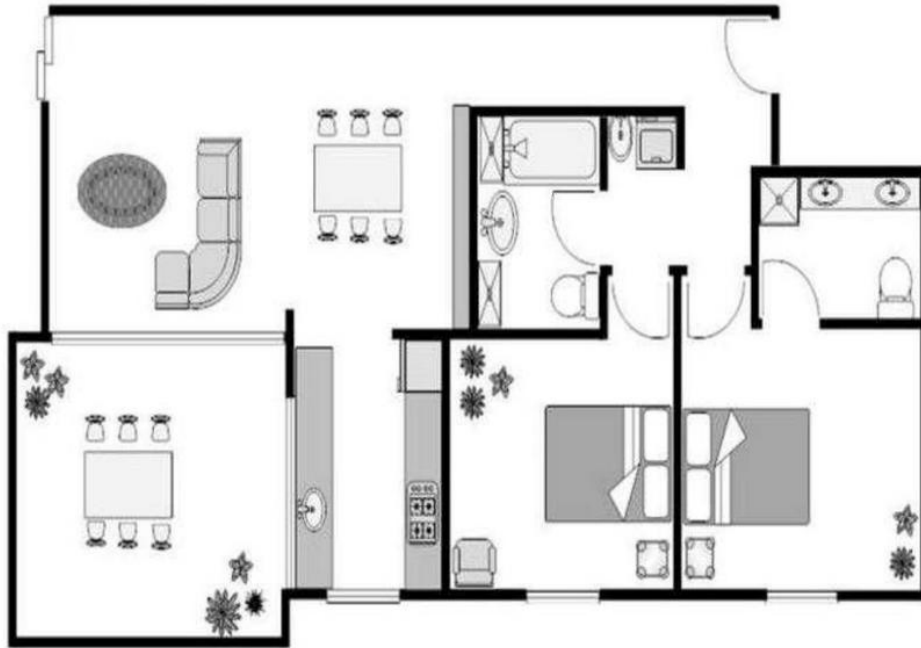
## MORE DETAILS

Property ID	5CEFF2X
Property Type	Apartment
House Size	114 m2
Land Area	114 m2
Including	Air Conditioning Intercom Balcony Built-in-Robes Secure Parking Liveability

**Riley Loy 0422 729 288**  
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