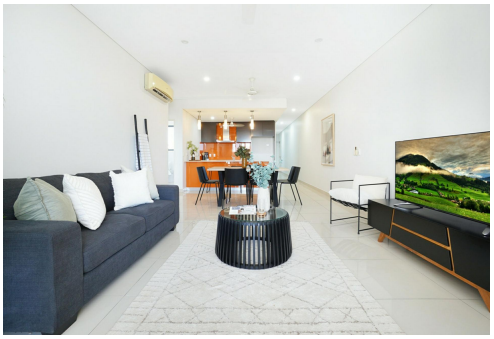








Darwin City, 37/39 Cavenagh Street

Strategic opportunity in the heart of the city.

3 2 2 1

For Sale
$459,000

View
ljhooker.com.au/5CHRF2X

Contact
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The iconic Kube complex is located across from the Darwin GPO and is practically the geographical center of the Darwin CBD. In addition, the Charles Darwin University's new campus is currently under construction and is less than 50m away from this building. You can see the new campus from the balcony, as well as the Mantra Pandanus building, the city views from this property are quite nice.

Due to open its doors in the next few months, the university is expecting thousands of international students through its doors creating a fantastic opportunity for owners in this building. Rental prices are expected to increase once the university is accepting students as no new student accommodation has been constructed to service the increase in demand. The value of this building will certainly benefit from lack of accommodation in the area. University aside, the convenience of this location should not be understated as it is only a short walk to café's, restaurants, entertainment, retail and employment opportunities.

LJ Hooker

LJ Hooker Darwin
(08) 8924 0900

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.

Inside the complex is a gym with views to the street, and an indoor pool to prevent sunburn for those extended sessions in the water. Parking is in a secure basement with lift access to your floor. The Kube is one of the more recently constructed complexes and as such includes modern finishes and includes large polished tiles, stone bench tops and an open plan layout incorporating the kitchen, living and dining area.

Features include:

* Secure basement parking for 2 cars
* City Views from the balcony
* Open plan living and dining
* Pool and Gym in the complex
* Secure complex with Air Conditioned lobby
* Polished tiles and stone bench tops
* Ensuite off the main bedroom
* Convenient central CBD location
* High returns for investors

If you are looking for a modern property right in the heart of the city, that is well located for easy access to café's, bars and restaurants with the capital growth potential of being located right next to a major university campus then look no further. This property is available for owner occupiers looking to move right in and enjoy the city lifestyle, or we have tenants waiting if you are looking to invest.
Year built: 2013
Area under Title: 127m² (approx)
Planning Zone: CB - Central Business
Easements: Nil on title
Council Rates: $1,660 per year (approx)
Body Corp Manager: North Management
Body Corp Fees: $2,185 per quarter (approx)
Status: Ready to move in
Rental Appraisal: $650 - $700 per week

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More About this Property

Property ID	5CHRF2X
Property Type	Unit
House Size	153 m²
Land Area	153 m²
Including	Ensuite Pool Balcony Gym Dishwasher Built-in-Robes

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37/39 CAVENAGH STREET, DARWIN

DISCLAIMER

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

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