



1002/31 Woods Street, Darwin City

Centrally located CBD apartment.

This is the preferred layout of the building, a corner apartment that has a lot more windows than the standard layout in this complex. Flooded with natural light and located on the 10th floor looking out towards the Esplanade, this apartment gets sea views and a cooling breeze all year round.

Currently in the hotel pool this apartment is earning a 6.6% gross yield over the last 12 months with monthly payments to the owner like clockwork. This is a great option for investors looking for an affordable inner-city property with regular cash flow that is professionally managed.

If this is something you think you may want to live in, you would need to give 90 days' notice to hotel management before it would be available to move in. This is a great option for owner occupiers looking to live in a central location with great views and access to hotel style amenity such as the pool, gym and restaurant.

Features include:

- High quality finishes, for comfortable living
- Secure parking for one car

2 2 1

FOR SALE
\$509,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

- Harbour views and cooling breezes
- Preferred corner layout with extra windows
- Professionally managed hotel complex
- Large pool and Gym available for residents to use
- Restaurant on the ground floor
- Walking distance to the CBD amenity

This is a premier apartment in a premier location and is not to be missed. Great options for investors or owner occupiers now and into the future. Viewing times are limited based on hotel occupancy.

Year Built: 2014

Area Under Title: 111m² (approx)

Planning Zone: CB - Central business

Council rates:\$1,850 (approx) per year

Rental income: \$2,795 per month

Body Corporate: North Management

Body Corporate Fees: \$1,450 pq approx

Status: Currently in Hotel Management Pool

MORE DETAILS

Property ID	5E8DF2X
Property Type	Unit
House Size	111 m2

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1002/31 WOODS ST

0m 1m 2m 3m 4m 5m SCALE (METRES)
PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE