







2/86 Woods Street, Darwin City

# CITY LIVING WITH INVESTMENT APPEAL

A morning coffee, dinner with friends or a spontaneous night out-living on Woods Street puts the best of city life within easy reach. This one-bedroom unit offers a practical, low-maintenance base for enjoying Darwin, with less time spent looking after home and more time getting out amongst it.

Positioned on the ground floor, the unit features an open-plan kitchen and living area with timber-look flooring and neutral interiors. It's a comfortable space to unwind after work, enjoy a meal or set up a work-from-home corner to suit your routine.

The kitchen keeps everything close at hand, with ample cupboard storage, practical bench space and a freestanding oven and cooktop. The separate bedroom provides a welcome retreat, complete with split system air conditioning, a ceiling fan and direct access to the bathroom.

An integrated laundry adds everyday convenience, while air conditioning in the living area helps keep the home comfortable throughout the wet season. Your own car space completes the package, ready for weekend adventures when you want to head

1 1 1

**FOR SALE**
$285,000

**VIEW**
Wed 14th Oct @ 4:45PM - 5:15PM

**AGENTS**
Riley Loy
0422 729 288
rloy@ljhookerdarwin.com.au

**AGENCY**
LJ Hooker Darwin
(08) 8924 0900

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.

beyond the city.

Whether you're stepping into your first home, seeking a convenient city base or adding to your investment portfolio, this unit offers a straightforward combination of comfort, convenience and location.

Features you'll love:

Ground floor position with easy access
Open-plan kitchen and living area
Timber look flooring throughout the living area and bedroom
Separate bedroom with air conditioning and ceiling fan
Bathroom with integrated laundry facilities
Split-system air conditioning to the living area
One car space
Convenient access to city cafés, dining, shopping and entertainment
instant rental income

Important Info:
Council Rates: $1,980 p/a (approx)
Body Corporate: $925 per QTR
Status: Currently leased for $380 pr/wk until 17/02/2027

Contact Riley Loy at LJ Hooker Darwin to arrange your inspection.

## MORE DETAILS

| | |
|---|---|
| Property ID | 5ECBF2X |
| Property Type | Unit |
| Land Area | 57 m2 |
| Including | Air Conditioning<br>Floorboards<br>Built-in-Robes<br>Secure Parking<br>Liveability |











**Riley Loy 0422 729 288**
Sales Representative | rloy@ljhookerdarwin.com.au

**LJ Hooker Darwin (08) 8924 0900**
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