



## Darwin City, 2024/55 Cavenagh Street

### Set And Forget Investment Opportunity

Currently leased by Metro Hotel until January 2027 with additional 5-year options for renew.

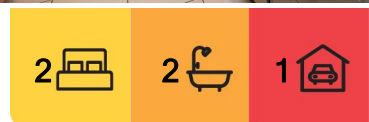
Positioned on the second floor is this fantastic dual key apartment consisting of a 1 bedroom apartment with its own balcony and a studio apartment which can be connected via an internal lockable door potentially creating a 2 bedroom apartment. With the long-term lease in place this property is the perfect set and forget investment.

#### Features Include:

- Dual key consisting of a one-bedroom apartment and studio on the one title
- Modern bathrooms
- Generous sized bedrooms
- Split-system air conditioning throughout
- Pool in popular city centre apartment complex



**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.



**For Sale**  
\$240,000

**View**  
[ljhooker.com.au/599SF2X](http://ljhooker.com.au/599SF2X)

**Contact**  
**Jasmine Smith**  
0438 978 737  
[jsmith@ljhookerdarwin.com.au](mailto:jsmith@ljhookerdarwin.com.au)

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

- Furniture is owned by hotel
- Annual CPI rent reviews

Ideally set in the popular Metro Apartments complex, walking distance to a huge range of bars, restaurants and cafes in the heart of the city.

Year Built: 2004

Area under title: 100m<sup>2</sup>

Body Corporate Manager: Network pacific

Body Corp Admin Fund: Paid by Metro Hotel under current lease.

Body Corp Sinking Fund: \$552 approx. twice per annum.

Council Rates: \$1,600 approx. per annum.

Status: Leased at approx. \$1,336 p/month until Jan 2027

## More About this Property

<b>Property ID</b>	599SF2X
<b>Property Type</b>	Unit
<b>Land Area</b>	100 m <sup>2</sup>

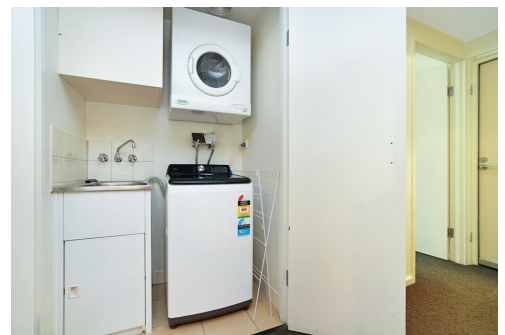
**Jasmine Smith 0438 978 737**

Sales Representative | [jsmith@ljhookerdarwin.com.au](mailto:jsmith@ljhookerdarwin.com.au)

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

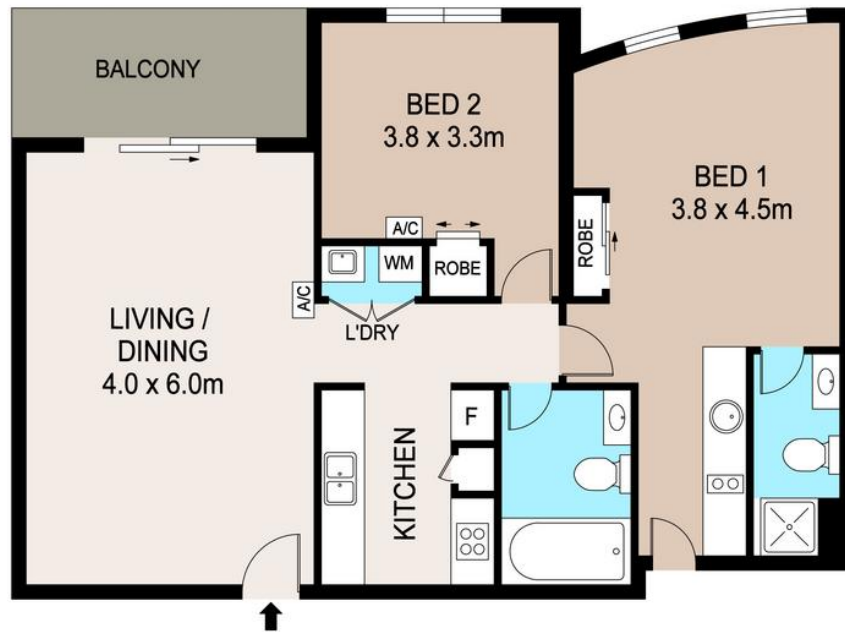
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## 2024A/B, 55 CAVENAGH STREET, DARWIN

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