



2031/55 Cavenagh Street, Darwin City

Investment Only - set and forget !

- Stylish, serviced apartment within Metro Advance Apartments complex
- Modern, open-plan layout with contemporary furnishings maintained by the hotel
- Spacious living and dining area, complemented by a handy study nook
- Private balcony overlooking the pool, providing an ideal alfresco retreat
- Well-appointed galley kitchen featuring quality appliances and ample storage
- Generous master bedroom with dual built-in robes and sleek ensuite
- Second bedroom also offers a built-in robe and plenty of space
- Main bathroom includes a shower-over-bath design plus an integrated laundry
- Year-round comfort with split-system air conditioning throughout
- Secure parking for one vehicle, plus access to a pool and outdoor entertaining area

Situated on the second floor of Metro Advance Apartments, this fully furnished and serviced two-bedroom apartment presents an excellent

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FOR SALE
\$300,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Darwin
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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.

 **LJ Hooker**

low-maintenance investment opportunity in the heart of the CBD. With shops, restaurants, cafes, and nightlife just a short stroll away, it delivers convenience and lifestyle appeal in equal measure.

Offering a seamless investment opportunity, this apartment is professionally maintained and managed by Metro Advance Apartments, ensuring minimal hands-on involvement for the owner.

Inside, the open-plan living space is bright and welcoming, creating a comfortable area to relax, dine, or work. The adjoining balcony extends the space outdoors, providing a picturesque spot overlooking the complex pool.

The sleek kitchen boasts a practical galley-style layout, complete with modern appliances, generous storage, and ample bench space.

Both bedrooms are well-proportioned, with the master featuring dual built-in robes and a private ensuite. The second bedroom also includes built-in storage and is conveniently positioned near the main bathroom, which incorporates an internal laundry.

Additional perks include split-system air conditioning for climate control, hotel-managed furnishings for ease of maintenance, and access to secure parking, lift facilities, and a resort-style pool with a sun deck and alfresco dining area.

A fantastic option for investors looking to expand their portfolio, this apartment benefits from a highly sought-after location, just moments from Woolworths, Smith Street Mall, Mitchell Street's vibrant nightlife, and an array of amenities.

Area under title: 96 SQM
Council Rates: \$1700 per year
Status: Leased until OCT 2027 at approximately \$1400 per month
Motivated sellers
Body Corporate: \$328 per Qtr
Elec & Water is paid by the metro
Status: Investment only until end of Head Lease

please contact Riley Loy for further information.

MORE DETAILS

Property ID	5D1UF2X
Property Type	Unit
Land Area	96 m2
Including	Air Conditioning
	Pool
	Balcony
	Built-in-Robes

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