



3/117 Smith Street, Darwin City




Affordable living close to the CBD

Come and view this unique and convenient studio apartment close to the edge of the Darwin CBD that includes its own private courtyard and dedicated parking space. Perfect for the single or couple looking to avoid rent by buying their own affordable property. Create your own space in the court yard which is currently a blank canvas which also has direct access into the parking lot for easy access to your vehicle.

The complex has a unique design with a beautiful tropical atrium, a large swimming pool and a communal laundry. It is also less than 100m to the Smith St Supermarket as well resurants and cafes nearby. This location is super convenient if you prefer to walk than drive your car.

Features include:

- Ground floor studio apartment
- Small courtyard with car park access
- Lare pool in complex for cooling off
- Tropical atrium in the complex creates amazing ambiance
- Located close to supermarket, resteraunts and cafe's

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FOR SALE
\$249,000

AGENTS

Jennifer Wardell
0447 007 474
jwardell@ljhookerdarwin.com.au

Robert Higgins
0418 184 754
rhiggins@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.

 **LJ Hooker**

This property would also be great for the investor with high rental returns and low ongoing costs. The popularity of the area always ensures great interest from potential tenants.

Area under title: 63m²
Planning Zone: TC - Tourist Commercial
Easements: Nil on title
Body Corporate Manager: Whittles Body Corporate
Body Corp Fees: \$1,162 per qtr approx
Council Rates: \$1,438 p/a approx
Rental Appraisal: \$470 - \$530 per week
Status: Read to move in

MORE DETAILS

Property ID	5DHDF2X
Property Type	Unit
Land Area	63 m2

Jennifer Wardell 0447 007 474

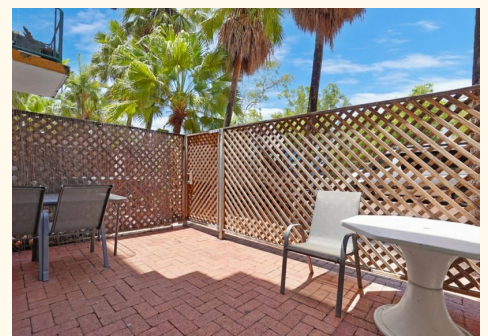
Sales Representative | jwardell@ljhookerdarwin.com.au

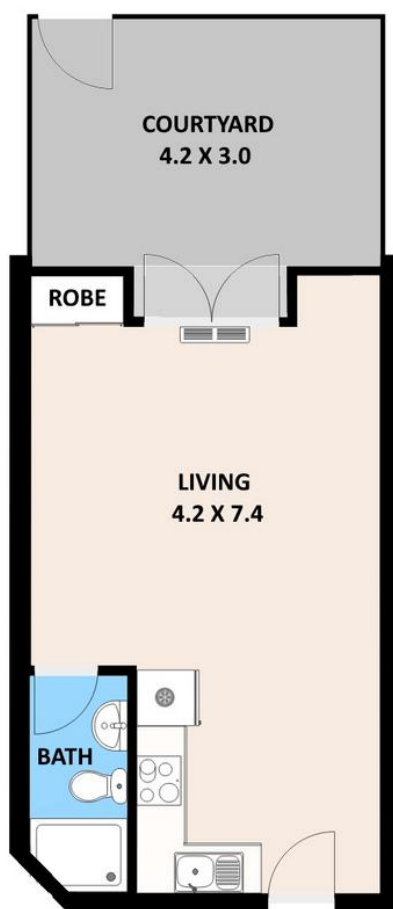
Robert Higgins 0418 184 754

Project Planning and Marketing | rhiggins@ljhookerdarwin.com.au

LJ Hooker Darwin (08) 8924 0900

Shop 1/25 Parap Road, PARAP NT 0820
darwin.ljhooker.com.au | reception@ljhookerdarwin.com.au





3/117 SMITH STREET. LARRAKEYAH

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