

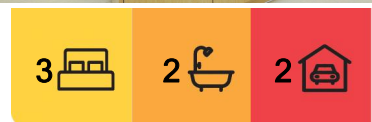


Darwin City, 361/19B Kitchener Drive

Blue chip waterfront apartment

This is the pinnacle of apartment living in the Northern most capital city of Australia. Not just absolute waterfront, it is also located within the world class waterfront precinct which includes stunning amenity which cannot be found anywhere else in the NT and would also be tough to beat elsewhere in Australia. Within the precinct is the Darwin Convention Centre which is an architecturally stunning building in its own right, the Adina Vibe hotel complex and a slew of top notch Restaurants, cafés, Gelato, convenience store and specialty shops. But that's not the best part, included is a fully patrolled salt water beach lagoon that includes a beach volley ball court, a massive inflatable water park and wave pool all literally footsteps from your front door.

In addition to the permanent amenity, the large maintained lawn areas are often home to a number of festivals and other outdoor events through out the dry season. Even if you didn't feel like sampling everything the waterfront precinct



For Sale

\$989,000

View

ljhooker.com.au/5BSNF2X

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LJ Hooker Darwin
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has on offer on a particular day the views from this apartment are second to none. Imagine waking up in the morning to a giant cruise ship docking at Fort Hill Wharf or people watching at the Ferris Wheel at Stokes Hill Wharf in the evenings. The new owner of this property is not just buying an apartment, they are buying instant access to stunning amenity and a lifestyle which is hard to beat.

Located on the 8th floor of a 10 Story building, with only 4 apartments on this level, you access the property from the elevator via a common lobby which is only a few steps away. The finishes of the property are excellent, and the design allows for stunning views from each of the bedrooms. The balcony overlooks the main area of the waterfront and faces east, catching the sunrise and avoiding the heat and glare from the sunsets. The kitchen is a galley style with a large island bench which includes a breakfast bar and is perfect for entertaining. There are overhead cabinets for extra storage and an oversized fridge alcove suitable for large modern fridges. The bedrooms are carpeted for extra comfort and the main areas a tiled for easy cleaning to create a relaxed low maintenance lifestyle.

Features include:

- * Blue chip waterfront location
- * Located within the world class waterfront precinct
- * Wave pool and beach lagoon at your doorstep
- * Easy access to restaurants, cafes and specialty stores
- * Secure basement parking for 2 cars
- * 8th floor location facing east
- * Quality finish and design throughout.

Despite the area being a huge draw card for tourists and locals alike, getting in and out of the building is a breeze. Vehicle access is via a ramp to the basement off Kitchener Drive, the lift to your lobby is accessed from the basement and will take you right up. A physical inspection of this property is a must as the whole package really captures the emotions, however we are also available for video viewing as well. Don't delay, this property won't be available for long, make contact for your appointment today.

Year Built: 2009

Planning Zone: CB - Central Business

Area under title: 158m²

Easements: Nil on title

Body Corporate: North Management

Body Corporate Fees: \$4,222.28 p/q (approx)

Council Rates: \$1,650 p/a (approx)

Status: Ready to move in.



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More About this Property

Property ID	5BSNF2X
Property Type	Unit
House Size	158 m ²
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes Secure Parking Remote Garage

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Sales Representative | jwardell@ljhookerdarwin.com.au

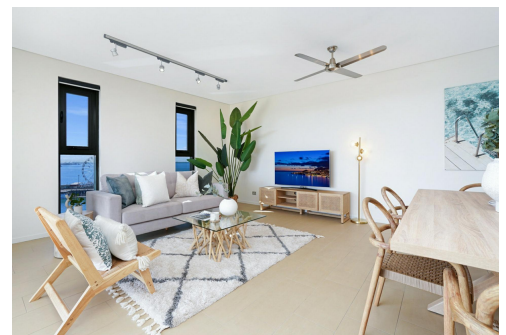
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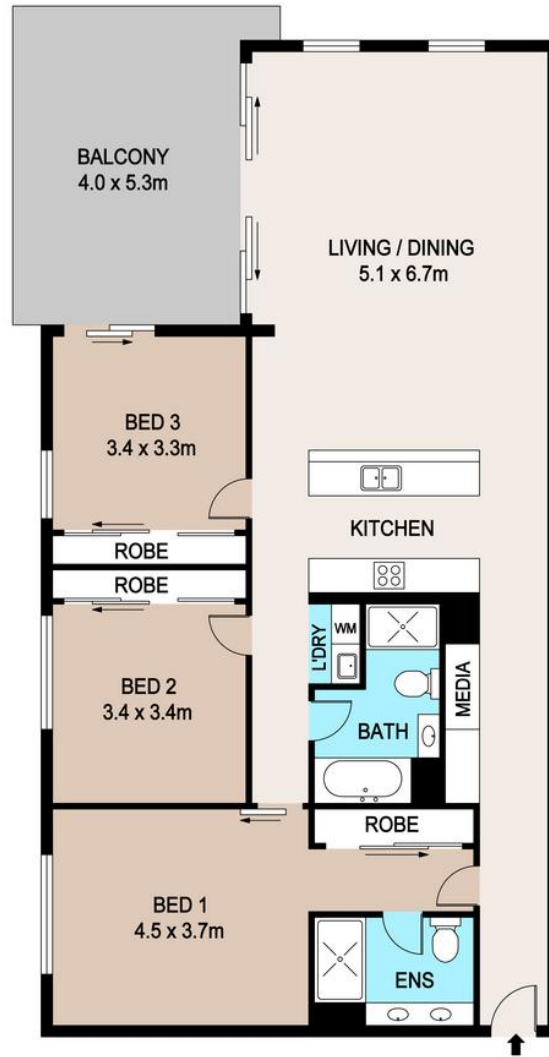
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361/19 KITCHENER DRIVE, DARWIN

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.