






19/38 George Crescent, Fannie Bay

1  1  1 

## Easy entry into this premium beach side suburb.

Fannie Bay is known for its Million Dollar properties and its world class amenity making this opportunity to get into the market at a fraction of the price very exciting. This cheap and cheerful 1 bedroom apartment is a perfect starter for someone who already has family in the area or wants to be within walking distance of stunning sunsets over the Darwin Harbour.

This budget friendly home includes one, off street allocated car park and it is located right at the front door of the property for added convenience. This is a full 1 bedroom, not a studio, and includes a built in robe and a split system air-conditioner in the bedroom. The living/dining/kitchen is open plan with overhead cupboard for additional storage to make the best use of the space.

Features include:

- 1 designated car space
- Full 1 bedroom apartment
- Electric cook top and oven
- Split system air con in the bedroom
- Overhead cabinets in the kitchen
- Close to Fannie bay foreshore and East Point

**FOR SALE**  
\$288,000

### AGENTS

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Robert Higgins  
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### AGENCY

LJ Hooker Darwin  
(08) 8924 0900

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 **LJ Hooker**

This is a fantastic opportunity to get a foot in the door of the Fannie Bay market. Whether you are an owner occupier on a budget looking for a fantastic lifestyle or an investor looking for a property that is in high demand from tenants, this property is for you.

Planning Zone: LMR - Low Medium Residential

Area under title: 86m<sup>2</sup>

Easements: Nil on title

Body Corporate Manager: Whittles Body Corporate Management

Body Corporate Fees: \$ 1,247 per quarter (approx)

Council Rates: \$1,798 p/a (approx)

Status: Ready to move in.

## MORE DETAILS

|               |                                 |
|---------------|---------------------------------|
| Property ID   | 5DYUF2X                         |
| Property Type | Unit                            |
| Land Area     | 86 m2                           |
| Including     | Air Conditioning<br>Toilets (1) |

**Jennifer Wardell 0447 007 474**

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

**Robert Higgins 0418 184 754**

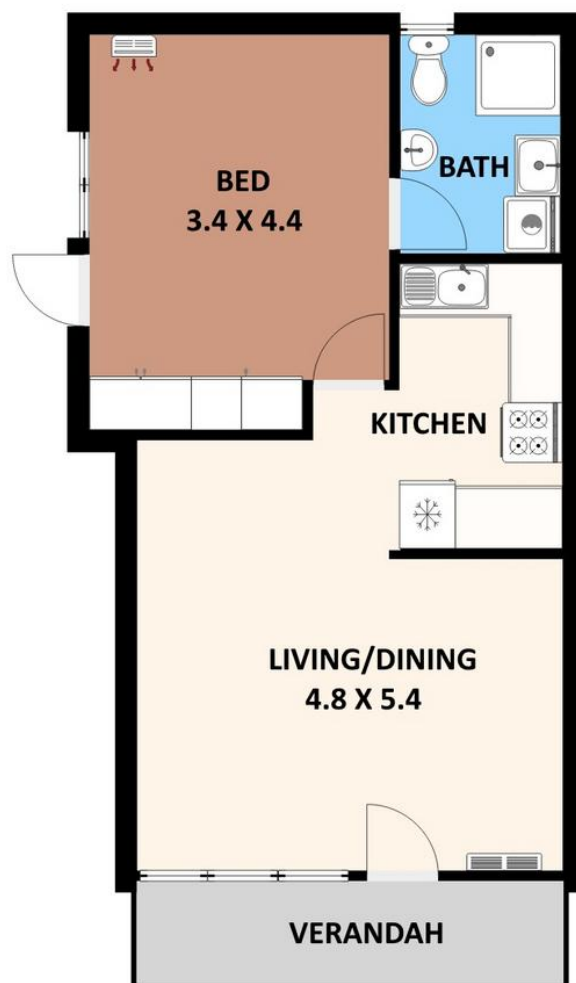
Project Planning and Marketing | [rhiggins@ljhookerdarwin.com.au](mailto:rhiggins@ljhookerdarwin.com.au)

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## 19/38 GEORGE CRESCENT, FANNIE BAY

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