



**Sold**



19/5 Poinciana Street, Nightcliff

## Sun-Drenched Studio Retreat by the Sea —Fully Furnished & Investment Ready!

Discover coastal living at its finest in this charming, fully furnished top-floor bedsitter unit nestled in the heart of Nightcliff. Bathed in natural light, the freshly renovated interior features a clever built-in kitchen, split-system air-conditioning, and seamless flow from your living space onto a tranquil private balcony—perfect for your morning coffee or evening unwind.

Currently leased at \$320/week, this property is set to begin a brand-new 12-month lease at \$350/week—providing strong, reliable rental income from day one.

Key highlights:

- bedroom-style open living with built-in wardrobes

Well-appointed kitchenette with abundant storage

Secure entry, allocated car space, and NBN-ready connectivity

Fully furnished inclusions—double bed, fridge, washer, dining & outdoor

1 1 1

**FOR SALE**  
UNDER CONTRACT

### AGENTS

Riley Loy  
0422 729 288  
rloy@ljhookerdarwin.com.au

Rory Turner  
0451 600 030  
rturner@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

seating

Fantastic location: stroll to Nightcliff Beach, local cafés, the pool, markets, and scenic foreshore paths

- free to ensure a serene environment

Whether you're a savvy investor or a future occupier looking for an easy-care coastal home, this property offers excellent returns and unbeatable lifestyle appeal.

Contact us today to arrange an inspection and secure your slice of Nightcliff!

**CURRENTLY ON THE MARKET FOR RENT AT \$380**

Body Corporate - \$863 per 1/4

Rates \$1750 Approx yearly

For more information Contact Riley Loy

## **MORE DETAILS**

Property ID	5DCXF2X
Property Type	Unit
House Size	30 m2
Land Area	27 m2
Including	Air Conditioning Toilets (1) Balcony Built-in-Robes

### **Riley Loy 0422 729 288**

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

### **Rory Turner 0451 600 030**

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

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

Shop 1/25 Parap Road, PARAP NT 0820

[darwin.ljhooker.com.au](http://darwin.ljhooker.com.au) | [reception@ljhookerdarwin.com.au](mailto:reception@ljhookerdarwin.com.au)

