

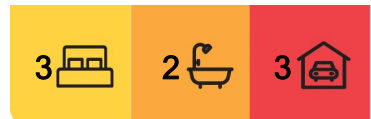
The Gardens, 11/38 Gardens Hill Crescent

A Gem in the Gardens

Designed for the executive buyer, this property has a long list of perks that truly set it above the rest on the market. Embracing the Territory lifestyle with plenty of outdoor living areas and enhanced with a contemporary flair —this is a modern must see property for the city dweller seeking refuge from the bustle without adding to the daily commute.

The complex has electronic gated entry and just within that is this executive abode with dual shaded carport parking PLUS a drive through garage with parking for 2 more or the boat if you like. There is PA gated entry from the street directly to the courtyard so your guests can park on the bountiful street parking and walk right up and into the party.

On the ground level is an expansive open plan living and dining areas with tiled flooring and oversized windows that frame the courtyard views. Glass framed staircase is a feature within this space and peeps through to the sleeping quarters above.



For Sale
\$645,000

View
ljhooker.com.au/57FYF2X

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Disclaimer: 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.

The kitchen has a stone topped island bench along with banks of built in storage and overhead cupboards as well. Adjacent is the laundry amenities cleverly hidden behind bifolding doors. On this level is a linen press and a W/C with vanity as well.

Upstairs the home has 3 bedrooms all with A/C and tiled flooring underfoot. Bedrooms 1 and 3 both have a sliding door through to a private balcony and the master bedroom suite includes an ensuite bathroom and walk in robe as well.

Take a short drive up the road to explore the coastline with the sea breezes and sandy beaches. The Nightcliff foreshore, swimming pool and café are only moments away, as are the colour and smells of the Nightcliff Markets on the weekends to explore for local wares and produce. 10 minutes from the City and Casuarina in either direction —the location is key.

Around the Suburb:

- Walk to community parklands and play areas for the kids
- Nearby to the Nightcliff foreshore, take the walking paths to the Jetty
- Endless pop up carts arrive with dining options along the foreshore
- Iconic sunsets from the Trailer Boat Club and the Sailing Clubs to enjoy
- 10 minutes from the City or Casuarina in either direction
- Nearby to the Home Maker Village
- Markets at Nightcliff throughout the dry season

Status - Leased at \$750 p/week June 2024

Body Corp - Whittles

Levies - \$1200per quarter

Area under title - 306m2

More About this Property

Property ID	57FYF2X
Property Type	Townhouse
Including	Ensuite Toilets (3)

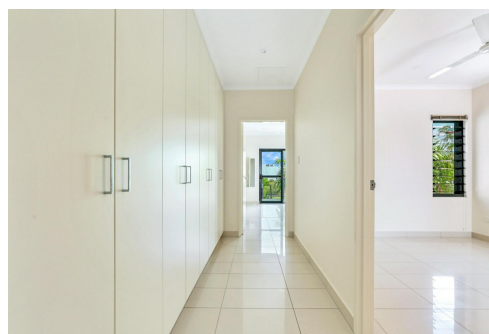
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

11-38 GARDENS HILL CRESCENT, THE GARDENS