







TIPPERARY WATERS MARINA, ON YOUR DOORSTEP

3 2 2

Discover the perfect blend of comfort, convenience, and tropical lifestyle in this spacious 3-bedroom unit—ideally located on the edge of Darwin's vibrant CBD. Whether you're an owner-occupier or savvy investor, this property offers a rare opportunity to enjoy city-fringe living just moments from the famous Waterfront, Dinah Beach boat ramp, Mindil Beach, the Casino, and the Botanical Gardens.

Situated conveniently on Tipperary Waters Marina this could suit the avid Boaty with the vessel that doesn't quite fit on the average trailer.

Whether you're chasing lifestyle, location, or low-maintenance living, this unit delivers it all. Move in and make it your own or add it to your investment portfolio—opportunities like this don't last long.

Property Highlights:

· **Prime Central Location:** Enjoy the ease of inner-city living with quick access to shops, restaurants, and waterfront attractions.

· **3 Generous Bedrooms:** Master suite features a walk-in robe; bedrooms 2 and 3 come with built-in wardrobes.

· **Open-Plan Living:** Light-filled living and dining area with cool tiles underfoot and split-system air conditioning for year-round comfort.

· **Modern Bathroom & Laundry Combo:** Stylish, space-saving design perfect

Price	SOLD for $599,000
Property Type	Residential
Property ID	2054

AGENT DETAILS

Leah Gelder - 0439 886 991
Jordan Smart - 0448 992 214

OFFICE DETAILS

Darwin
74 Cavenagh Street Darwin NT 0800
Australia
08 8943 2432

for practical living.

· **Fully Air-Conditioned & Tiled Throughout:** Designed for the Territory lifestyle.

· **Resort-Style Pool:** Unwind or entertain in the complex's large, inviting pool.

· **Secure Undercover Parking:** Off-street, gated parking for peace of mind.

Body Corporate: $1,680.00 per quarter (approx.)
Council Rates: $1,748.77 per year (approx.)
Status: Vacant Possession
Area under title: 299 sqm

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