



**Unit 1, 22 Tipperary Ct, Stuart Park**



## 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.

**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

### 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

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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