



## 314/71 Progress Drive, NIGHTCLIFF

### SECLUDED TOP FLOOR LIVING WITH NATURAL COASTAL FRONTAGE

Providing an irreplaceable location with absolute harbour and park frontage this apartment offers an incredible 195m<sup>2</sup> of living space including a sprawling balcony area of 43.9m<sup>2</sup>, this ocean sky home will redraw the parameters of apartment live ability and fully encapsulate the energy and serenity of the ocean and surrounds.

Award winning features include:

- 3 King Sized Bedrooms, with the master offering a separate walk-in-robe and ensuite with large walk-in shower, double vanity and floor to ceiling porcelain tiling
- Absolute ocean and park frontage which can never be built out
- Stone bench tops throughout the entire home, that match between all living areas and wet areas
- Architecturally inspired floor design, with open plan principles to maximise the view as well as North to South orientation. Ensuring the full capture of the breezes directly off the harbour and avoid afternoon sunlight, for both comfort and property preservation
- A sprawling 43.9m<sup>2</sup> balcony spanning the full width of the apartment, providing both a master bedroom balcony retreat and an extension of the living area outside to admire the hypnotic outlook and entertain

**TYPE:** For Sale

**INTERNET ID:** 356705

**SALE DETAILS**

**FROM \$880,000**

**CONTACT DETAILS**

**Darwin**

70 Smith Street

DARWIN, NT

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**David Oliver**

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- Swipe access solely to highest level (6) which residence 314 occupies
- Individually personalised storeroom located conveniently on the same level as Residence 314
- Landscaped parklands across the entire complex
- Glass balustrade to maximise the views from the entire apartment
- Individual Tower Swimming & Recreational Facilities
- 2 Car Parking Bays
- 2 Year lease option for immediate rental requirement option
- Body Corporate Levies: \$ 2,269.45 Per Quarter
- Annual Council Rates: \$ 1,250 per annum

Other features: Terrace/Balcony

- Bedrooms: 3
- Bathrooms: 2
- 3 car carport
- Swimming Pool
- Air Conditioning







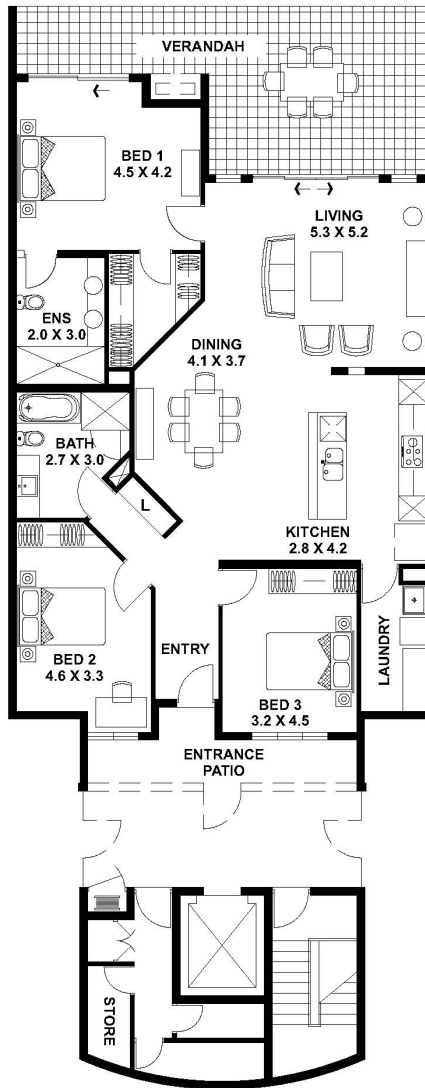




SALTWATER RESIDENCE - TYPE B

WATERLINE  
AT NIGHTCLIFF

Store	2.9m <sup>2</sup>
Living	144.3m <sup>2</sup>
Terrace	43.9m <sup>2</sup>
Total	191.1m <sup>2</sup>



Not to scale. Sizes are approximate only.  
Floor plans may be subject to change due to authorities, engineering or services modifications