

37/39 Cavenagh St, Darwin City, NT 0800

Sold - 25/09/2024

Unit 3   



## Strategic opportunity in the heart of the city.

The iconic Kube complex is located across from the Darwin GPO and is practically the geographical center of the Darwin CBD. In addition, the Charles Darwin University's new campus is currently under construction and is less than 50m away from this building. You can see the new campus from the balcony, as well as the Mantra Pandanus building, the city views from this property are quite nice.

**Open for Inspection**

By Appointment.

Due to open its doors in the next few months, the university is expecting thousands of international students through its doors creating a fantastic opportunity for owners in this building. Rental prices are expected to increase once the university is accepting students as no new student accommodation has been constructed to service the increase in demand. The value of this building will certainly benefit from lack of accommodation in the area. University aside, the convenience of this location should not be understated as it is only a short walk to cafés, restaurants, entertainment, retail and employment opportunities.

Inside the complex is a gym with views to the street, and an indoor pool to prevent sunburn for those extended sessions in the water. Parking is in a secure basement with lift access to your floor. The Kube is one of the more recently constructed complexes and as such includes modern finishes and includes large polished tiles, stone bench tops and an open plan layout incorporating the kitchen, living and dining area.

Features include:

- \* Secure basement parking for 2 cars
- \* City Views from the balcony
- \* Open plan living and dining
- \* Pool and Gym in the complex
- \* Secure complex with Air Conditioned lobby
- \* Polished tiles and stone bench tops
- \* Ensuite off the main bedroom
- \* Convenient central CBD location
- \* High returns for investors

If you are looking for a modern property right in the heart of the city, that is well located for easy access to cafés, bars and restaurants with the capital growth potential of being located right next to a major university campus then look no further. This property is available for owner occupiers looking to move right in and

### Listed By

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