

1/18 Carnoustie Circuit, Marrara, NT 0812

SMART.

Sold Unit

Monday, 14 August 2023

1/18 Carnoustie Circuit, Marrara, NT 0812

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 469 m2

Type: Unit



Stewie Martin

\$445,000

Sold in 15 days via Openn Negotiation, multiple underbidders are now looking to purchase in the area, if you're considering trading out of the Darwin market please get in touch. With almost 500 square metres on title and completely freestanding this unit feels more like a house. Your own private pebble crete pool, and nestled in a corner position within the complex next to vacant golf course land this is incredibly smart buying and offers an opportunity to secure a great property at a keen price in the premier suburb of Marrara. Generously proportioned unit set within a small complex of 11. Relaxed and effortless, the unit and its grounds are extremely easy to care for. Open-plan living space offers distinct zones for lounging and dining. Opens out to covered timber verandah. Good size inground pool. Fenced easy-care spacious yard, features lock-up storage and adjoining verandah. Three carpeted bedrooms, each with built-in robe. Contemporary bathroom with framed glass shower. Fully air-conditioned for year-round comfort. Laundry and covered double carport at front of property. Delivering low maintenance living within lush green surrounds, this detached ground level unit feels as big as a house, offering plenty of useable space within its well planned layout. Stepping inside, you find a light and airy open-plan living area, accented with easy-care timber flooring and neutral décor. Recently renovated, the kitchen is sleek and stylish, creating a modern, open space in which any budding chef would love to cook. Moving outside, a covered timber verandah greets you, providing all the space you could need for entertaining friends and family time. From here, you can see the sparkling inground pool set within easy-to-care-for grounds, as well as a lock-up storeroom, which could double as extra indoor-outdoor living space, or simply a spot to house your golf cart. Back inside, three good-sized bedrooms feature plush carpet and an open, airy feel, serviced by a central bathroom with shower. Completing the home is a laundry conveniently placed at the front door, which adjoins the double covered carport. With Darwin Golf Course steps from the front door, the home would most definitely suit a keen golfer, however, given its lush, tranquil location, close to shops, transport and the Marrara sports complex, it could really suit anyone! If you're looking for a gem of a home within 15 minutes' drive of the CBD, be sure to organise your inspection of this property today.

Additional Information as follows:

- Council Rates: Approx \$1600 per annum
- Body Corporate: Body Corporate: \$1117 per quarter
- Year Built: 1985
- Planning Scheme Zone: LMR (Low-Medium Density Residential)
- Area under Title: 469 sqm
- Status: Vacant Possession
- Rental Estimate: \$550 - \$600 per week
- Settlement Period: 45 days
- Easements as Per Title: Electricity supply Easement to Power and Water Authority

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