

**1/2 Manoora Street, Larrakeyah, NT 0820**

**CENTRAL**

**Townhouse For Sale**

Monday, 23 October 2023

**1/2 Manoora Street, Larrakeyah, NT 0820**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Offers Over \$725,000

To view the webbook with all property information text 2MAN to 0488 810 057. Spend your afternoons walking down to the waters edge or watching the city come to life on the far horizons with the boats dancing in the waters below – only a 5-minute walk from this tranquil leafy abode is the city limits with entertainment, dining and more all at your fingertips. Welcome home. Drop the daily commute in favour of more free time to do the things you love. This tranquil abode is moments from the city centre and Cullen Bay along with easy walks to the beach. Screened from the street with a towering blockage of black bamboo, the home has dual-side carport parking with electronic gated entry. There is a PA gate that leads through to a tranquil front verandah filled with greenery – the perfect space for a morning cuppa or cheese platter and tea with the ladies. Inside the home is a formal dining room or home office space that flows through to the sweeping open plan living room and kitchen with double opening doors for a seamless transition onto that relaxing front verandah. The kitchen offers stone counters over breakfast bar seating along with display shelving and a pantry as well as a walk-through into the laundry room and a downstairs W/C. A glass-framed staircase leads through to the sleeping quarters above with three bedrooms nestled together. The master bedroom suite is supersized with a generous layout that includes a walk-through robe with plenty of hanging shelving and a lux ensuite bathroom as well. Bedroom 2 has balcony access with a treetop vantage point. The main bathroom hosts a shower and vanity with storage plus atop the stairs is a storage for the additional linens. Hosted within the courtyard is a lux outdoor entertaining area with an in-ground spa and tropical gardens surrounds. This space is the perfect hideaway that the kids and adults will enjoy. Spend your free time exploring the city lights and beachy aspects, perfect for the homemaker and the investors alike. This is a must-see property for the discerning buyer. Council Rates: Approx. \$1700 per annum Zoning: LMR (Low-Medium Density Residential) Pool Status: Compliant to Non-standard Safety Provision on Unit 1 Status: Vacant Possession Body Corporate: Self Managed Body Corporate Levies: Approx. \$800 per quarter Vendors Conveyancer: Aquarius Conveyancing Rental Estimate: Approx. \$850 - \$950 per week Building Report: Available on webbook Pest Report: Available on webbook Settlement period: 40 Days Deposit: 10% or variation on request