

# 1/3 Lambell Terrace, Larrakeyah, NT 0820

LAURENCE  
REAL ESTATE

## Apartment For Sale

Friday, 22 December 2023

1/3 Lambell Terrace, Larrakeyah, NT 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: Apartment**



Kerri-Ann Laurence

## NEW PRICE \$620,000

Walk to spectacular Mindil Beach from this spacious ground level contemporary home with a huge wrap around courtyard that's a rare find in this prime central location. 494m<sup>2</sup> on Title - a Very rare find indeed. Ground level - no stairs to climb. This three bedroom apartment captures cooling sea breezes, plus heaps of outdoor lawn space to enjoy. It is set in a quality modern complex opposite parklands and moments to Cullen Bay, the casino, golf course and the CBD.

- Living/dining area opens to alfresco patio and huge wrap around lawn
- Abundant established tropical gardens
- Striking kitchen features premium cabinetry and white stone bench tops
- Main bathroom with frameless shower over bath and large vanity
- Master bedroom opens onto an alfresco patio and features an ensuite
- New luxury ensuite with corner vanity and over-sized glass shower
- Internal laundry facilities plus a long built-in linen cupboard
- Parking for FOUR cars provided in quality modern parkside complex
- Secure complex with intercom access

Bring your boat, caravan AND your pets. There's PLENTY of space inside and out for the active young family in this distinctive three bedroom apartment, or first-home buyers, couples, or retirees treat yourself to a vibrant executive lifestyle in this impressive ground-level apartment - no stairs to climb. Enter directly into the open-plan living/dining area that captures abundant natural light and connects to an alfresco patio in the huge backyard-style courtyard with an expansive wrap-around lawn, established gardens and a storage shed. Back inside, the stylishly renovated kitchen adjoins the main living/dining space with a long breakfast bar, and features stunning white stone bench tops, premium modern cabinetry and quality appliances. A hallway off the kitchen connects to all three bedrooms and the main bathroom at rear. There are built-in robes to all three bedrooms, and the main bathroom is spotless with a frameless glass shower over bath. The master bedroom will also impress with access to its own alfresco patio, and a brand new designer ensuite with premium floor-to-ceiling tiles, a corner vanity and large shower. Internal laundry facilities plus a separate toilet add convenience, and the apartment is tiled and air conditioned throughout. Act fast to secure this spacious apartment in a prime location between the beach