

**1/4 Bayview Boulevard, Bayview, NT 0820**

**CENTRAL**

**House For Sale**

Friday, 5 January 2024

1/4 Bayview Boulevard, Bayview, NT 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Openn Negotiation

Text 4BAY to 0472 880 252 for all property information. Offering gorgeous bushland views out over the bay to the city, this three-bedroom executive duplex impresses with its fabulous outlook, its effortless sense of space, and its prestige location within the marina suburb of Bayview. - Tranquilly positioned executive duplex looking out over bushland, bay and city - Carefully considered floorplan spans two beautifully lit, excellently presented levels - Open-plan living expands over upper level, enjoying city views from adjoining balcony - Tastefully appointed kitchen boasts modern appliances and effortless layout - Large, carpeted master features plentiful built-in robes and spotless ensuite - Two further robed bedrooms feature on ground level, opening out to rear verandah - Handy WC off upper-level living, with main bathroom and separate WC downstairs - Superb outdoor space through balcony, verandah and private, grassy courtyard - Year-round comfort provided by split-system AC throughout - Study, laundry and double lockup garage complete the ground floor

Looking for low maintenance living within a prime location? It doesn't get much better than this modern executive duplex, sitting pretty within prestige Bayview, with nothing but bushland and city and bay views to the rear. Welcoming you with an attractive, contemporary exterior, the property expertly walks the line between style and comfort, allowing you to enjoy effortless, easy living without compromising on space. Checking out the ground level first, you find a handy study, a laundry with yard access, and the tasteful main bathroom. Featuring a shower-over-bath and separate WC, this services two generous bedrooms, both robed, and both offering sliding door access to the rear verandah. Perfect for those who love to relax outdoors - without spending all their time maintaining their outdoor space - the verandah overlooks a tranquil, grassy courtyard, which opens out directly onto bushland. Moving back inside, take the charming staircase to the upper level, to explore the beautifully lit living area. Expanding over a versatile open concept, this living space extends seamlessly to a balcony at the back, both of which provide the most amazing views over the bay to the city. If you love cooking, there is plenty to appreciate within the kitchen, which boasts two-tone cabinetry, stone benchtops, modern stainless-steel appliances and a large island bench. There is a handy WC off to one side, making this inviting area even more useable. Completing the upper level is a large master with mirrored built-in robe and ensuite with floor-to-ceiling tiles and twin shower. As you would expect, the home is air-conditioned throughout, and it impresses further with pedestrian side gate access to the backyard, and a double lockup garage out front. Long for tranquillity while living moments from the city? Organise your inspection of this wonderful property, and we're sure you'll find all you've been searching for.

Council Rates: Approx. \$1700 per annum  
Area Under Title: 322 square metres  
Zoning: LMR (Low-Medium Density Residential)  
Status: Vacant Possession  
Rental Estimate: Approx. \$690- \$750 per week.  
Body Corporate: Self managed Body Corporate  
Vendors Conveyancer: Naomi Wilson Conveyancing  
Building Report: Available on request  
Pest Report: Available on request  
Settlement period: 45 Days  
Deposit: 10% or variation on request

**OPENN NEGOTIATION:** is the new transparent method of sale allowing buyers to bid with approved terms and conditions. For more information on how Openn Negotiation works see: [www.openn.com.au](http://www.openn.com.au) To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and the property could sell at anytime.