

1/40 George Crescent, Fannie Bay, NT 0820



Townhouse For Sale

Thursday, 4 January 2024

1/40 George Crescent, Fannie Bay, NT 0820

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 342 m2

Type: Townhouse



Skye Higgs
0419770352



Jeremy ODonoghue
0407080067

Offers over \$795,000

Exemplary in its expansive proportions and strategically positioned in the sought-after locale of Fannie Bay, this remarkable three-bedroom Townhouse, featuring a versatile study or potential fourth bedroom, epitomizes the essence of what makes this neighbourhood so enchanting. The ground floor unveils an expansive open-plan kitchen and living area, meticulously designed for both functional elegance and seamless entertainment. The clever layout not only facilitates communal gatherings but also offers the option for zoned living, providing the perfect balance of togetherness and individual space, ideal for larger families. A strategically positioned downstairs study serves as a versatile space, perfect for a home office or an additional bedroom for guests. Its placement adds to the home's practicality and adaptability, catering to the diverse needs of modern living. Ascending to the upper level, three generously sized bedrooms await, each contributing to the home's overall sense of sophistication. The master bedroom boasts an ensuite, and all bedrooms provide access to a balcony with enchanting views of lush greenery, creating a tranquil retreat within the residence. Key features:

- A three-bedroom Townhouse complemented by a versatile ground floor study or optional fourth bedroom.
- Three well-appointed bathrooms, with the main featuring a bathtub.
- A generously spacious kitchen boasting ample bench space for culinary enthusiasts.
- Expansive open-plan living area seamlessly connected to a separate dining room, creating a harmonious living space.
- Secure and undercover parking provided by two designated carparks.
- An outstanding storeroom catering to storage needs with efficiency and convenience.
- A sizable entertaining area, enhanced by a deep plunge pool, perfect for outdoor gatherings and relaxation.
- Superbly situated in close proximity to Fannie Bay shops and East Point Reserve, offering convenience and easy access to amenities and natural surroundings.

Outdoors, a large entertaining area beckons with a deep plunge pool, providing an oasis for relaxation and enjoyment. The residence's excellent positioning near Fannie Bay shops and East Point Reserve enhances its appeal, granting residents convenient access to both essential amenities and natural surroundings. Furthermore, the property is conveniently located near various schools, such as being just 2 kilometers from Parap Primary, less than 4 kilometers from Darwin High School, and 6 kilometers from St. Mary's Catholic Primary. Whether you're an owner-occupier seeking a well-designed home, an investor looking for a property with strong rental potential, or a savvy buyer interested in a combination of both, this Townhouse is poised to attract attention. Its blend of sophisticated design, practical features, and prime location makes it a compelling choice for those who seek the epitome of Fannie Bay living.

Area on Title: 342m²
Easements: None found on title
Body Corporate Manager: Whittles
Body Corporate Fees: Admin: \$1,503.00 & Sinking: 241.00 (approx.) per quarter
Council Rates: \$1,750 (approx.) per annum
Year Built: 1997