

# 1/77 Maluka Drive, Gunn, NT 0832



## Townhouse For Sale

Tuesday, 23 January 2024

1/77 Maluka Drive, Gunn, NT 0832

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Mick Smith

0889822515

**\$475,000**

Brilliantly located near just about everything, but in a quiet street in the prestigious suburb of Gunn is a big, beautiful townhouse in a complex of just two! Standing high above the street this stylish 4-bedroom home is within 1 kilometre of the Palmerston CBD with three major shopping centres and the super serene Sanctuary lakes family park.....and there's a lot more, including great value for money, including substantially reduced body costs! Perfectly planned for family living the whole ground level provides for daytime activities, with upstairs for night, including four big bedrooms, a kids big rumpus room, and two bathrooms. The huge master bedroom with ensuite connects to a large balcony that overlooks a spacious yard with lots of privacy. This yard, with colourful shrubs and lawn, connects to the house via a large verandah to the well-appointed open plan living and kitchen area. Also downstairs is a toilet and large laundry room. The impressive entry foyer provides easy connection to the street, garage, up or downstairs. The very spacious garage also provides for a workshop area. With heaps of room for both family and entertainment there's excellent crossflow ventilation and its fully air-conditioned too. On a well utilized 463 m<sup>2</sup> allotment with high fencing there's good privacy and security. The many features include:

- Prestigious family home in great locale
- Large open plan living area with lots of space
- Four spacious bedrooms with big built-in robes
- Large main bathroom includes big bathtub, separate shower
- En-suite to big master bedroom with large balcony
- Three toilets in total, including one downstairs
- Large entertainment verandah adjoins lounge, kitchen & yard
- Well-appointed kitchen in central location
- Spacious laundry room, toilet big cupboard
- Split system air-conditioning through
- Security Screens through-out
- Louvred windows at 2nd Level
- Excellent crossflow ventilation
- Double garage with ample space for workshop
- Ceramic floor tiling and security screens throughout
- Huge garden, lawn, and entertainment space
- Heaps of storage space/cupboards
- Spacious rear yard, colourful shrubs & lawn.
- Excellent privacy and security
- Unfurnished, but dishwasher included.
- Duplex building - No Body Corporate fees per se
- Close to 3 major shopping precincts, hospital, water park, schools.....and much, much more!

Area Under Title: 463 square metres  
House Built: 2010  
Current Lease: \$600 pw to 22 July 24  
Palmerston City Council: \$463 per quarter  
No Body Corp Manager - Insurance Cost \$447.40 per quarter. Any additional costs are shared with the other owner