

**1/9 Bambra Crescent, Larrakeyah, NT 0820**

**CENTRAL**

**Townhouse For Sale**

Saturday, 10 February 2024

1/9 Bambra Crescent, Larrakeyah, NT 0820

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Daniel Harris  
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## Price Guide \$590,000

Text 9BAM to 0472 880 252 for more property information. Uniquely designed, this three-bedroom townhouse creates a light and airy retreat complemented by a lovely courtyard and flexible living spaces, situated within blue-chip Larrakeyah, moments from the CBD. What we love about this opportunity: · Gorgeous townhouse within small boutique complex of four, set in highly sought-after locale · High vaulted ceilings and large windows create effortless, beautifully lit spaces · Versatile open-plan living complemented by modern neutrals and wall of windows · Bright, modern renovated kitchen flaunts stone benchtops and stainless-steel appliances · Large sliding glass doors lead out to private paved courtyard, perfect for entertaining · Flexi third bedroom/living with external entry could easily be used as business space · Upper level features two bedrooms featuring high ceilings and built-in robes · Functional bathroom on upper level could provide potential to add value with update · Great storage through home, plus garden shed in courtyard to help reduce clutter · Internal laundry and second WC on ground level, single undercover carport at front and secondary parking area · Discreet from the street neatly tucked away in quiet pocket at the rear of the complex well off Bamba · Genuine A+ blue chip location for both lifestyle and to underpin your purchase into the future Located in green leafy Larrakeyah within walking distance of everything, this fantastic charismatic townhouse breaks the mould with its unique design, while keeping everyday living effortlessly low maintenance. Stepping inside, you are greeted by an absolutely lovely open-plan, where a versatile layout is complemented by soaring ceilings, open design and a wall of windows that floods the space with natural light. Glossy white tiles and modern neutrals further enhance this bright, airy space, which spills out seamlessly onto a generously sized courtyard. Paved to make it easy to maintain, the alfresco space is great for entertaining, while feeling perfectly private thanks to lush landscaping. Back inside, there is a superb flexi space off to one side, which could function as additional living space, a third bedroom, or even a home office or business space, thanks to its separate external entryway. Meanwhile, a stylish galley-style kitchen renovated not too long ago adds a splash of colour with its bold green backsplash, complemented by stone work surfaces, modern stainless-steel appliances, and neat breakfast bar dining. Completing this level is an internal laundry and handy WC. Outside, there is carport parking for one vehicle, with gated access to the courtyard providing further parking for a boat or trailer. Taking the open timber staircase to the upper level, you find two bedrooms, both enhanced by vaulted ceilings and built-in robes. The main bathroom is functional as is, but could provide potential to add value with a reno in future. As for location, it's a short stroll to popular Larrakeyah Primary School, and you can easily walk or cycle to Cullen Bay and Mindil Beach, as well as Darwin CBD's vibrant array of bars, restaurants and entertainment. Act fast as this one isn't likely to last long. Council Rates: \$1,700 per annum (approx.) Date Built: 1981 (Various renovations since) Zoning Information: LMR (Low-Medium Density Residential) Status: Vacant possession Body Corporate: Self-Managed Easements as per title: None found