

# 1 Cuthbertson Crescent, Moulden, NT 0830

Land&Lease Realty

## House For Sale

Thursday, 4 January 2024

1 Cuthbertson Crescent, Moulden, NT 0830

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 806 m2

Type: House



Bhawani Paudel

## 'FAST TRACK'

Discover the epitome of modern family living with this stylish 3-bedroom, 2-bathroom house on an expansive block in Moulden. Here's your chance to call this contemporary residence home! Great Opportunity for Investors:

- **Expansive Opportunities for Additional Structures:** This property offers the unique advantage of allowing you to seamlessly apply for a dependent unit of up to 50m<sup>2</sup>. Imagine the possibilities – whether it's a cozy guest house, a rental unit, or a granny flat, the choice is yours. Additionally, you have the flexibility to add other essential structures such as sheds, carports, and verandahs without encountering any further requirements.
- **Development Permit Ready for a Duplex:** Unlock the potential for dual living with the opportunity to construct a duplex on this property. A development permit is would be available, allowing you to build a second unit, making it perfect for extended family living or as an additional income-generating property. The architectural canvas is open for your vision.
- **Prime for Subdivision and Investment:** This property presents a rare chance to subdivide the block, giving you the option to sell one portion separately while retaining the other as a blank canvas or developing it further. The potential for a strategic investment is evident, providing you the freedom to capitalize on the demand for individual lots or a pristine block of land.

**Property Highlights:**

- **Masterful Design:** Immerse yourself in the spacious master bedroom featuring walk-in-robe and built-in-ropes in other bedrooms.
- **Comfort for All:** The remaining two well-sized bedrooms are equipped with individual split system air conditioning and build-in-mirror.
- **Open Living Concept:** Embrace the freedom of the open plan living and dining area, providing ample space for family gatherings.
- **Culinary Delights:** The fully equipped modular kitchen boasts generous bench and cupboard space, a gas cooktop, and an oven for all your culinary creations.
- **Year-Round Comfort:** Experience comfort in every corner with fully tiled interiors and air conditioning throughout the entire house.
- **Convenient Internal Laundry:** Simplify your daily routines with a dedicated internal laundry space.
- **Ample Parking:** Enjoy the convenience of parking multiple vehicles with a generous parking space for your family and guests.
- **Secure Living:** The property is fully fenced, ensuring both front and rear areas are secure and private with a privacy fence.

Year Built: 2020  
Council Rates: \$450 Quarterly  
Area Under Title: 806 m<sup>2</sup>  
Preferred Settlement Period: 30 Days  
Negotiable Preferred Deposit: 10%  
Zoning: Medium Density  
Status: Vacant  
Rental Appraisal: \$650 pw

Situated in Moulden, this property offers easy access to local shops, schools, and public transport, providing convenience without compromising the suburban lifestyle. Contact Bhawani Paudyal at 0420 575 535 to schedule a viewing and take the first step towards owning this contemporary gem in Moulden, NT.