

**101 Alawa Crescent, Alawa, NT 0810**

**CENTRAL**

**House For Sale**

Monday, 11 December 2023

101 Alawa Crescent, Alawa, NT 0810

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Susie PattonQuinn  
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## For Sale - Contact Agent

Text 101ALA to 0488 810 057 for all property information Tucked away within lush gardens, is this charming three-bedroom home which delivers effortless tropical elevated living complemented by a superb outdoor entertaining balcony overlooking swimming pool and treetops. Perfectly located within short stroll to local primary and high schools; Charles University is only 5 minutes away as is the Royal Darwin Hospital and Casuarina Shopping Centre ; you will not find a more central convenient location in the northern suburbs! Features include: -Elevated tropical home set on private block in desirable Northern Suburbs setting- Polished timber floors sweep through interior, offset by elegant neutral palette- Great versatility for relaxing and dining through light-filled open-plan living spaces- Updated kitchen boasts smart timber design complemented by modern quality appliances, including Smeg oven and cooktop- Fantastic wraparound balcony offers serene alfresco entertaining and leafy outlook- Three generously proportioned bedrooms- Large main bathroom and separate WC flaunt modern aesthetic- Expansive entertaining area beneath home, looks out over pool and gardens- Split-system AC in every room ensures home stays cool and comfortable year-round- Carport parking for two vehicles plus driveway parking on fenced and gated block Updated, effortless and attractively presented, this appealing abode is sure to tick all the boxes for buyers searching for a bright, tropical residence within Darwin's sought-after Northern Suburbs. Making you feel right at home as soon as you step inside, the interior greets you with gorgeous open-plan living, where abundant natural light, polished timber floors and a refined neutral palette work to enhance the sense of space. With large windows framing verdant garden views, this versatile space enjoys a seamless flow out to the large wraparound balcony, where alfresco entertaining is relaxed, peaceful and perfectly picturesque. Stepping back inside the fully air-conditioned interior, take time to appreciate the breezy appeal of the living area, before checking out the updated kitchen, where new butchersblock counters accent modern stainless-steel appliances. Alongside the oversized master and two additional bedrooms, the interior is completed by a contemporary main bathroom, boasting a bath, walk-in shower and separate WC. Taking either external staircase, head on down to the expansive undercover entertaining area beneath the home, which offers even more versatile alfresco space overlooking the sparkling inground pool. Having been recently re-concreted, this space also features a laundry and undercover parking. From the front door, it's a short walk to Casuarina Square's dazzling selection of shops, eateries and entertainment. You can also walk to local schools and Charles Darwin University, while Casuarina Beach is an easy cycle or drive away. Council Rates: Approx. \$1900 per annum Area Under Title: 673 square meters Zoning: LR (Low Density Residential) Pool Status: Pool Present - Notified as compliant to the Community Safety Standard Status: Vacant Possession Rental Appraisal \$650 per week Vendors Conveyancer: Territory Conveyancing Settlement period: 45 Days Deposit: 10% or variation on request