

**103 Alawa Crescent, Alawa, NT 0810**

**CENTRAL**

**Sold House**

Monday, 14 August 2023

103 Alawa Crescent, Alawa, NT 0810

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 673 m2**

**Type: House**



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**\$575,000**

Text 103ALA to 0488 810 057 for all property information This home brings the WOW factor in all the right ways!! The owners have crafted this abode into a move in ready space for the family to thrive – let's check it out! Gated at street level, the home has side carport parking for about 4, PLUS there is a massive man cave shed at the back with twin roller doors and parking for the car enthusiast – this shed is a massive boon for the property with mezzanine storage, mechanic's pit, along with PA door and A/C. Inside the home there is sleek new flooring – light and bright – pendant lights light up the hallway inviting you down to the living and dining areas at the far end, passing by full length floor to ceiling windows peeping into the semi enclosed outdoor/indoor area where there will be endless entertaining options. The kitchen is a stunner with white cabinetry, new appliances, stone tops and feature gold tap and hardware. A server window peeps through to the large open plan dining and living area where sliding doors open onto the back verandah and outdoor entertaining area. The in-ground spa and tropical gardens will appeal to the home maker who wants to relax while watching the kids splash about in the water. The home has a study nook plus 3 bedrooms all with built in robes and A/C, 2 sun filled rooms and a large master bedroom with sliding door access to the central entertaining area. The modern bathroom features a stone top vanity and gold tap wear, plus a generous amount of storage is located adjacent. This property really brings the WOW factor so make it a priority on your must see list this weekend or you will miss out. Walk to nearby parklands with play areas along with a fenced in parklands for the dog. Jump on your bike and spend your free time on the Casuarina Coastline basking in the sunlight and sand with the Jetty nearby. Close to the Charles Darwin University along with the Royal Darwin Hospital. Around the Suburb: • Walk to community parklands and play areas-Walk to shops and dining. • Ride your bike with the kids to public and private school options • Spend your free time at the Leanyer Water Park or Skate Park • Take a stroll along the Casuarina Coastline. • Watch a sunset over the Dripstone Cliffs • Ride your bike to the CDU campus • 5 minutes from the RDH Council Rates: Approx. \$1750 per annum Area Under Title: 673 sqm Zoning: LR (Low Density Residential) Pool Status: Pool Present - Notified as compliant to the Community Safety Standard Status: Vacant Possession Rental Estimate: Approx. \$580-\$620 per week Vendors Conveyancer: Lawlab Conveyancing Building Report: Available on webbook Pest Report: Available on webbook Settlement period: 30 Days Deposit: 10% or variation on request Easements as per title: Sewerage Easement to Power and Water Authority OPENN NEGOTIATION: is the new transparent method of sale allowing buyers to bid with approved terms and conditions. For more information on how Openn Negotiation works see: [www.openn.com.au](http://www.openn.com.au) To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and may be brought forward and the property could sell at anytime.