

# 11 Attawomba Court, Ludmilla, NT 0820

**SMART.**

## Sold House

Monday, 30 October 2023

11 Attawomba Court, Ludmilla, NT 0820

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 766 m2**

**Type: House**



Stewie Martin

**\$570,000**

Perfect for young families or a couple looking for a bit more space, this charming three-bedroom home complements a beautifully presented interior with a gorgeous backyard, framing great outdoor entertaining with a lovely inground pool and heaps of grassy space. Offering a tranquil position at the end of a quiet cul-de-sac, this wonderfully appealing home is central to pretty much everything, allowing easy access to Nightcliff to the north, Fannie Bay and Parap to the west, and the CBD to the south, which is only 10 minutes away by car. Having been freshly painted throughout, the home welcomes you in to an inviting open-plan living area, which is not only enhanced by its modern neutral palette, but by crisply tiled floors and banks of louvre windows, both of which feature throughout the home. Taking note of the easy sense of space, let yourself be drawn to the connecting dine-in kitchen, where feature tiling elevates its appeal with a beautiful stone effect. Tastefully appointed, the renovated kitchen boasts plenty of counter and cabinet space, complemented by modern stainless-steel appliances. When it comes to sleep space, the generous master is joined by two robed bedrooms, which are serviced by the renovated bathroom, flaunting stylish design in a convenient central location. Heading back to the kitchen, step through the internal laundry to uncover another of the home's major selling points: its picturesque backyard and entertaining space. As perfect for family dining as it is for entertaining, the spacious covered verandah looks out over the sparkling inground pool, which is framed by a great grassy yard and tropical landscaping. Completing the package is a new double carport and garden shed, with additional parking provided on the driveway. With its fantastic location, great looks and fantastic outdoor space, this is one property you don't want to miss seeing. Organise your inspection today so you don't miss out!

**Property Highlights:**

- Well-presented ground level home set on generous parcel at end of quiet cul-de-sac
- Bright interior has been freshly painted throughout, revealing an effortless neutral palette
- Banks of louvre windows catch wonderful through-breezes, assisted by split-system AC
- Tiled floors flow through the home to deliver easy, low maintenance living
- Open-plan living sweeps to dine-in kitchen, where feature tiles enhance the space
- Renovated kitchen boasts modern stainless-steel appliances and plentiful storage
- Of the three generous bedrooms, two feature built-in robes
- Renovated bathroom shows off stylish vanity and walk-in shower with dual showerhead
- Covered verandah provides easy alfresco entertaining overlooking inground pool
- Fenced, gated block complete with new double carport, garden shed and further parking

**Around the Suburbs:**

- Ludmilla Primary School (1.5km)
- Jape Homemaker Centre (3.2km)
- Parap Village Markets (4.4km)
- Nightcliff Foreshore (4.8km)
- Rapid Creek Markets (4.1km)
- Northlakes Shopping Centre (6.5)
- Casuarina Square (6.5km)
- Jingili Water Gardens (4.8)
- Darwin International Airport (4.7km)

**Additional Information as follows:**

- Council Rates: Approx \$2,050 per annum
- Year Built: 1974
- Planning Scheme Zone: LR (Low Density Residential)
- Area under Title: 766 sqm
- Status: Vacant Possession
- Rental Estimate: \$600 - \$650 per week
- Settlement Period: 45 days
- Easements as Per Title: Sewerage Easement to Power and Water Authority

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