

**11 Carnoustie Circuit, Marrara, NT 0812**

**CENTRAL**

**Sold House**

Monday, 14 August 2023

11 Carnoustie Circuit, Marrara, NT 0812

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 819 m<sup>2</sup>

Type: House

**\$730,000**

Text 11 CAR to 0488 810 057 for more property information Beautifully positioned backing onto Marrara Golf Course is this lovely charming residence of 4 bedrooms, 2 bathrooms with three large living spaces and great outdoor verandah offering delightful views of the gardens and stunning swimming pool. Solidly built and brimming with character this home features natural brick walls, complimented by large windows throughout, creating a bright, airy inviting ambience of comfortable living. This property is perfect for a growing family to call home! For the avid golfer, it does not get better than this, with direct access onto the golf course from the back gate. This home offers endless potential for a family to add their personal touches to create a stunning residence in a great suburb! Marrara is a highly sought after neighbourhood surrounded by quality homes; and within a few minutes' drive is Northlakes Shopping Centre, Marrara Sporting Complex, Airport, Casuarina Shopping Centre; as well as Marrara Christian School - everything is literally at your doorstep

Features includes:

- Impressive living spaces (310m<sup>2</sup> under roof) comprising of 4 bedrooms; 2 bathrooms; 2 lounge rooms; separate kitchen & dining room/family room; full length verandah
- Large master bedroom with ensuite; double vanity sinks and walk-in robe
- Main two-way bathroom features a bath; separate shower; separate toilet
- Formal lounge room features built-in bar; sliding door access onto verandah
- Huge kitchen & dining room with big windows offering superb views out to pool and the golf course
- Kitchen features quality granite benchtops; gas cooking; pantry; dishwasher
- Full length verandah overlooking large salt-water swimming pool
- Established gardens on 817m<sup>2</sup> block; electric front gates; undercover parking; storeroom

Council Rates: Approx. \$2350 per annum  
Area Under Title: 819 sqm  
Zoning: LR (Low Density Residential)  
Rental Appraisal: \$880 - \$950 per week  
Pool Status: Pool Certified to Non-standard Safety Provision (MAS-NSSP)  
Status: Vacant Possession  
Settlement period: 45 Days  
Deposit: 10% or variation on request  
Easements as per title: None Found