

**11 Gulnare Street, Millner, NT 0810**

**CENTRAL**

**House For Sale**

Wednesday, 27 December 2023

**11 Gulnare Street, Millner, NT 0810**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## Open Negotiation

Text 11GUL to 0488 810 057 for all property information. Discover peace at 11 Gulnare St, Millner – your new haven in the heart of Millner. This inviting 3-bedroom residence is built for comfort and style, offering an ideal fusion of modern living and classic charm. From the spacious bedrooms with built-in robes to the open-plan lounge and dining area, every corner of this home radiates warmth and contentment. The master bedroom, with its generous space, invites you to create your own reading nook or sitting area, providing a private sanctuary within your home. Louvre windows in every bedroom not only capture refreshing breezes but also fill the rooms with natural light, creating a bright and cheerful ambiance. Step into the updated bathroom featuring white wall tiles, a bath/shower combination, and floating vanity – a contemporary touch to complement the timeless appeal of the property. The central kitchen is a culinary haven, boasting wrap-around counters, a freestanding oven with a cooktop, and overhead cupboards for all your storage needs. The internal laundry, with its new timber shelving and dual “old school” concrete tubs, adds an appealing industrial touch to the home. Entertain family and friends on the verandah, surrounded by gardens and shade sails, creating a perfect outdoor space. The property's established gardens offer a lush backdrop with ample green lawns for family and pets to enjoy. With room for 3+ vehicles to park off street and 6ft fencing providing security and privacy, this home is not just a residence but a haven for a comfortable and peaceful lifestyle. Features to Love: • Three spacious bedrooms with built-in robes and air-conditioning • Master Bedroom has ample space for a reading nook or sitting area • Bedrooms all feature louvre windows for capturing breezes and natural lighting • Updated bathroom with pristine white wall tiles, bath/shower, and floating vanity • Open plan lounge and dining room with large window bays allowing cross ventilation and easy access • Central kitchen boasts wrap-around counters and a freestanding oven with cooktop, complemented by overhead cupboards for storage • Internal laundry with new timber shelving and dual “old school” concrete tubs gives it an appealing industrial feel • Verandah surrounded by gardens and shade sails, providing an excellent space for entertaining • Established gardens with plenty of green lawns for the family and pets to enjoy • Room for 3+ vehicles to park off street, and 6ft fencing with shade cloth offers security and privacy while still allowing breezes

Sale Method: Open Negotiation  
Council Rates: Approx. \$1900 per annum  
Area Under Title: 794 square metres  
Year Built: 2009  
Zoning: LR (Low Density Residential)  
Status: Vacant Possession  
Vendors Conveyancer: Bespoke Conveyancing  
Building Report: Available on request  
Pest Report: Available on request  
Settlement period: 40 Days  
Deposit: 10% or variation on request  
Easements as per title: Sewerage Easement to Commonwealth of Australia

OPEN NEGOTIATION: is the new transparent method of sale allowing buyers to bid with approved terms and conditions. For more information on how Open Negotiation works see: [www.openn.com.au](http://www.openn.com.au) To bid on this property or observe, please download the 'Open Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and the property could sell at anytime.