

11 Marella Street, Larrakeyah, NT 0820



House For Sale

Thursday, 8 February 2024

11 Marella Street, Larrakeyah, NT 0820

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1115 m2

Type: House



Andrew Harding

0408108698

AUCTION On Site

AUCTION On-Site: Saturday 2nd March 11:00am | Unless sold prior

Property Specifics: Year Built: Circa 1950's Council Rates: Approx. \$4,400 per year Area Under Title: 1115 square metres Rental Estimate: Approx. \$750 to \$800 per week Vendor's Conveyancer: LawLab Conveyancing Preferred Settlement Period: 30-45 days from the contract date Preferred Deposit: 10% Easements as per title: None found Zoning: LR (Low Density Residential) Status: Vacant possession

Endless opportunities and potential, this elevated home creates a secluded tropical retreat on a huge 1,115sqm. block, which is positioned on a sought-after street within the highly desirable blue-chip suburb of Larrakeyah. With laneway access to prestigious Larrakeyah primary school, this truly is blue chip real estate in one of Darwin's best suburbs. - Impressively sized 1,115sqm. block framed for privacy with lush, tropical landscaping- Set in highly sought-after setting, with Larrakeyah Primary School to the rear- Packed with potential and perfect for buyers searching for their dream family home- Classic elevated home featuring louvre windows, lovely balcony and green outlook- Timber floors and natural light sweep throughout spacious, functional floorplan- Versatile open-plan living spills out onto balcony, cooled by beautiful sea breezes- Tidy kitchen and bathroom offer potential to add value with updates/reno- Three generous bedrooms, each featuring built-in robes- Expansive flexi space below house, ideal for alfresco entertaining- External laundry, storeroom and carport, bordered by large, private yard

Are you seeking a project? You won't find a better home in a better location than this! Recently repainted with brand new lights, fans and switches through out, this is home is comfortable for you to move in right away. Let's start with the block. It is huge, yet private, thanks to gorgeous tropical landscaping that frames the property. Free of easements, the block also backs onto Larrakeyah Primary School, and is positioned on an incredibly sought-after street. Now, the home. Well-presented, functional and inviting, the home delivers classic elevated styling this style of residence is known for. Banks of louvre windows catch cooling through-breezes, while timber floors sweep through the interior. At the heart of the home, expansive open-plan living creates a wonderfully versatile space, which spills out seamlessly onto a beautiful balcony. Looking out over verdant surrounds, the balcony would be an entertainer's dream. Both the kitchen and bathroom are perfectly functional, but could provide an opportunity to add value with updates or a full renovation. Meanwhile, the superbly generous master is joined by two further bedrooms, each with built-in robes. Moving down to ground level, you can let your imagination go wild. This expansive space could be transformed into a gorgeous alfresco entertaining space, or perhaps, you could add further internal living space, a home office, or a couple more bedrooms (STCA). In the vast backyard, there is more than enough room to add a pool and parking (again, STCA). Moments from Cullen Bay, Mindil Beach and Gardens Park Golf Course, it's also an easy distance from the CBD's many restaurants, bars, shops and entertainment. Act fast to secure your inspection of this property. We're sure it won't be on the market long! To arrange a private inspection or make an offer on this property, please contact Andrew Harding 0408 108 698 at any time.