

12 Livistona Road, Karama, NT 0812



House For Sale

Thursday, 25 January 2024

12 Livistona Road, Karama, NT 0812

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 805 m2

Type: House



Judy Truong

\$490,000

Property Summary; • Council Rates: \$1,600 per annum (approximately) • Rental Appraisal: \$500 per week (approximately) • Year Built: 1982 with multiple renovations and additions • Area Under Title: 805 square meters • Zoning: LR (Low Density Residential) Address: 12 Livistona Road, Karama Vol/Fol: Volume 859 Folio 16 Title Ref: Lot 4874 Town of Sanderson Survey Plan: S80/138 Val District: Town of Sanderson Parcel Area: 805 square metres Registered: CUFT 859/016 Map Ref: Code 200 Scale 2500 Sheet 33.26

Discover the perfect family haven at 12 Livistona Road, Karama. This elevated residence boasts a beautiful, light-filled interior with polished timber flooring and modern white finishes, providing an ideal canvas for your personal design flair. With three spacious bedrooms, an immaculate main bathroom, and a host of additional features, this home is designed for comfortable family living.

Key Features:

- Bright open-plan living/dining area with louvre windows
- Neat kitchen with breakfast bar and large corner pantry
- Main bathroom with floor-to-ceiling tiles in modern white
- Built-in robes in all three generous, light-filled bedrooms
- Split-system air conditioning for year-round comfort
- Rear balcony with external staircase leading to under-house patio
- Guest bathroom off the patio; a cubby house for the kids
- Large freestanding 7.8m x 4.4m workshop, office, or studio
- Enclosed laundry with storeroom; separate utility room
- Under-house parking for two cars, plus extra off-street parking

Enjoy modern tropical living at its finest in this classic elevated home featuring a contemporary vibe with crisp white interiors, polished timber floors, and delightful garden views. Step inside via the external front staircase to the open-plan living/dining area, which offers a lush corner outlook and refreshing cross-breezes through louvre windows. The well-presented kitchen includes a stainless-steel electric stove, breakfast bar, and large pantry. Consider adding value with a simple cosmetic upgrade. A central hallway off the living area connects to the beautifully renovated main and all three bedrooms, each equipped with built-in robes and abundant natural light. The main bathroom features floor-to-ceiling tiles in modern white, a shower over bath, and a separate toilet. The hallway opens to the generous rear balcony with an external staircase leading down to the expansive under-house patio. This outdoor space is perfect for alfresco entertaining and comes complete with a guest bathroom. Additionally, a spacious freestanding workshop/studio in the backyard provides versatility for a home business, passion project, or potential self-contained living space. Tandem parking for two cars is available under the house, along with a fully enclosed laundry, storeroom, and a separate utility room. Extra off-street parking for a boat, caravan, or trailer completes this impressive package. Don't miss the opportunity to make this your family's dream home. Schedule your inspection today.