

12 Mawalan Court, Ludmilla, NT 0820

SMART.

Sold House

Monday, 14 August 2023

12 Mawalan Court, Ludmilla, NT 0820

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 766 m2

Type: House



Stewie Martin

\$610,000

Under contract in 13 days via Openn Negotiation Filled with character, this charming residence creates a private, tranquil retreat, complemented by unique design features and a beautiful sense of flow. Renovated throughout, the home impresses with its uniquely styled kitchen and effortless living space, which spills out on one side to a gorgeous spa area, and on the other to a spacious alfresco entertaining area. Adding further appeal is a modern bathroom, laundry and three generous bedrooms.

Beautifully styled ground level home set in quiet, end-of-cul-de-sac location Character-filled design perfectly accentuates well-planned interior Open-plan living area centres home, flowing through to eat-in kitchen Fabulous bespoke stainless steel and solid merbau wooden kitchen boasts gas stovetop and modern appliances Three bedrooms are all generous in size, with built-in robes to the master Tasteful, contemporary bathroom; separate modern laundry adjoins kitchen Feature hand made wrought iron doors open out to inground spa and outdoor shower Covered area at front offers expansive entertaining or smaller entertaining & parking Lush yard is further accentuated by patio dining, veggie garden and fruiting trees Additional features include solar electricity and split-system AC Tired of looking at cookie-cutter homes? Utterly charming, this character-filled home feels perfectly unique, offering both modern conveniences and personality within a private, peaceful parcel. Checking out the interior first, step into the central living space, taking time to enjoy the natural light, the effortless sense of flow, and the sleek dark tiles that work to enhance the cohesive design seen throughout the home. Further in, the kitchen waits to impress you, flaunting stainless steel cabinetry with timber accents, complemented by a gas stovetop, modern appliances, and additional benchtop and storage along one side. Exploring the sleep space next, check out the three generous bedrooms, featuring louvred walls, which further enhance the flow and light throughout the home. At the centre of the home, there is an attractive, contemporary bathroom with green feature tilework, a wall-hung timber vanity, frameless glass shower and black tapware. Moving back to the living space, you can't help but be drawn to the feature iron doors leading out to the inground spa and outdoor shower. Alternatively, you have the option to exit through the modern laundry adjoining the kitchen, which opens out to paved patio dining and the lush yard, framed by raised veggie patches, fruiting trees and a mix of tropical and native landscaping. Creating further alfresco dining options, the covered area at the front of the home can either work as one large entertaining space, or a smaller entertaining space with covered parking. Further parking is provided on the driveway. Given its central location, the property is within easy reach of schools, shops, dining and services, and is just a short drive from beaches and Casuarina Square and is less than 10 minutes from the CBD. Be first in line to see this delightful property by organising your inspection today. Additional Information as follows:

- Council Rates: Approx \$1950 per annum
- Year Built: 1988
- 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: Nil

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