

13 Klein Street, Wagaman, NT 0810

CENTRAL

House For Sale

Thursday, 14 March 2024

13 Klein Street, Wagaman, NT 0810

Bedrooms: 7

Bathrooms: 5

Parkings: 4

Type: House



Ursula Watson
0889433000

AUCTION - Saturday, 6 April 2024 @ 10:00am!!

To view webbook with more property information text 13KLN to 0488 810 057. Welcome to 13 Klein Street, Wagaman, a unique and prestigious offering that redefines living and investment in one of the northern suburbs' most sought-after locations. This fully renovated, elevated home is not just a residence but a lifestyle and investment opportunity, featuring three ground-level units perfect for generating rental income. At the heart of this exquisite property is the massive master suite, a haven of luxury with a walk-through robe that spans the width of the room, leading to an opulent ensuite. This ensuite is nothing short of spectacular, featuring twin vanities and dual waterfall showers, truly deserving of its grandeur. Bedrooms 2 and 3 are no less impressive, each fitted with sliding robes and split system air conditioning for ultimate comfort. The living spaces in this home are a testament to modern design and functionality. The open plan living and dining area provides ample space for family gatherings, seamlessly connecting to the backyard and upstairs laundry for convenience. The kitchen is a chef's dream, with a waterfall stone counter that provides generous bench space, complemented by overhead cupboards and bifold server windows opening to the spacious, tiled verandah. This outdoor space is perfect for entertaining or simply relaxing while enjoying the cool afternoon breezes. Below, the property transforms into a lucrative investment opportunity with three fully self-contained units—two one-bedroom and one two-bedroom units. Each unit is equipped with a kitchen, living area, air-conditioned bedroom(s), and its own front patio, offering privacy and comfort for tenants or guests. Additional features of this remarkable property include an expansive storage shed with a closed-off W/C, a vast grassed backyard adorned with a vined trellis, electric sliding gate access for security and convenience, and ample concreted offstreet parking for over four vehicles. The inclusion of solar panels underscores the home's commitment to sustainability and cost-saving benefits. Situated close to the Casuarina Shopping Centre and Hospital, this property is not just a home but a strategic investment in one of Darwin's premier locations. Whether you're seeking a luxurious lifestyle with the added benefit of income-generating units or a smart investment in a sought-after area, 13 Klein Street, Wagaman, offers it all.

Features to Love:

- Unique opportunity – Fully renovated elevated home with 3 ground level units for rent!
- Massive Master Suite – walk through robe runs the width of the room, separate ensuite include twin vanities and twin waterfall showers - it truly has earned its name!
- Bedrooms 2 & 3 include sliding robes and split system A/C
- The main bathroom also boasts twin vanities and floor to ceiling tiles
- Open plan living and dining area has room for everyone and easy access to the back yard & upstairs laundry
- Your new kitchen is a masterpiece! The waterfall stone counter wraps around giving you oodles of bench space and overhead cupboards bifold server windows to the verandah
- Spacious tiled verandah overlooking the street expands your undercover entertaining space and captures the cool afternoon breezes
- Downstairs is where this property really stands apart – 3 x Fully self contained (Units 2 x One Bedroom and 1 x 2 Bedroom Unit)
- All have kitchen and living areas included, their own front patio area and A/C to the bedrooms.
- Excellent sized storage shed with closed off W/C
- Huge grassed backyard with vined trellis
- Electric sliding gate access
- Concreted offstreet parking, room for 4+ vehicles
- Solar Panels
- Close to Casuarina Shopping Centre & Hospital
- Sought after northern suburbs address

Rental Breakdown: Upstairs ONLY - Up to \$900 per week
Combined Units ONLY - Up to \$1350 per week
Auction: Saturday, 6 April 2024 - 10:00am - on-site
Council Rates: Approx. \$1860 per annum
Area Under Title: 817 square metres
Year Built: 1991 - finished renovations in 2020
Zoning: LR (Low Density Residential)
Status: Vacant Possession
Vendors Conveyancer: Tschirpig Conveyancing Settlement
period: 30 Days
Deposit: 10% or variation on request
Easements as per title: Easement to Power and Water Authority