

**14 Maude Street, Anula, NT 0812**

**CENTRAL**

**Sold House**

Tuesday, 26 September 2023

**14 Maude Street, Anula, NT 0812**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 817 m2**

**Type: House**



Simon Watts  
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**\$635,000**

Text 14MAU to 0488 810 057 for all property information. Offering a move in ready design packed with features for the home makers to enjoy – this property is uniquely designed and ideal for those seeking something a little more! Gated at street level with a lush mix of tropical and native gardens bringing in the bird life to flit through the leafy canopy, there are green lawns underfoot ideal for the kids and pets to play. Within the front yard is a built-in swing set that the kids will adore plus there is a large in-ground swimming pool with a shade sail along with a native garden screen. Around the back of the home the gardens extend and there is a shaded and cool rear verandah, explore the pathways and gardens filled with life and unique touches. A sheltered front porch allows access through to the modern interiors of this light filled home. Louvered windows frame the gardens views and let through the gentle breezes. Though open plan, there are separate living and dining areas both equally sizeable with an easy flow. The kitchen offers wrap around stone counters with overhead storage space plus a dishwasher and corner display shelving along with views over the back verandah for easy entertaining or just to keep an eye on the kids at play. Down the hallway are the bedrooms – 4 total. 2 with built in robes and the third with a sliding door onto the back verandah, perfect for the home office, teen retreat, or rumpus room. The tranquil master bedroom suite includes a generous walk-in robe with room enough for a home office plus the most gorgeous outdoor bathroom with tropical feature wall, waterfall shower and bathtub – bliss! Walk to nearby parklands with play areas for the kids, ride your bike with the kids to school with Anula Primary and Casuarina Senior both nearby. Spend your free time at the Leanyer Water Park or Skate Park or take a stroll along the Casuarina Coastline. Council Rates: Approx. \$1900 per annum Area Under Title: 817 square metres Zoning: LR (Low Density Residential) Pool Status: Compliant to Non-standard Safety Provision Status: Vacant Possession Vendors Conveyancer: Tschirpig 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: None Found OPENN NEGOTIATION: is the new transparent method of sale allowing buyers to bid with approved terms and conditions. For more information on how Openn Negotiation works see: [www.openn.com.au](http://www.openn.com.au) To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and may be brought forward and the property could sell at anytime.