

16 Porter Street, Ludmilla, NT 0820

CENTRAL

House For Sale

Friday, 5 April 2024

16 Porter Street, Ludmilla, NT 0820

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1040 m2

Type: House



Sascha Smithett
0889433010

Auction

Text 16POR to 0488 810 057 for more property information including reports. Welcome to your dream family home nestled in the desirable suburb of Ludmilla. Situated on a generous 1040m² corner block, this elevated residence exudes tropical charm and offers an abundance of space for comfortable living and entertaining. Key Features:

- 3 generous bedrooms upstairs
- Luxurious main bathroom with stylish upgrades
- Timber floors throughout
- Expansive open plan living and dining area
- Entertaining verandah with garden views
- Additional guest room downstairs with bathroom
- Undercover poolside entertainment area
- Large inground saltwater pool
- Massive yard perfect for kids or potential for extensions
- Secure privacy fencing for peace of mind
- Solar install with micro inverters system

Step inside to discover a spacious open plan living area seamlessly connected to a well-equipped kitchen boasting a dishwasher, large breakfast bar, and ample storage space. Walk along the hallway to find three bedrooms, each featuring built-in wardrobes, ceiling fans and split-system air conditioning, ensuring comfort year-round. The recently renovated main bathroom exudes luxury with modern gold features, offering a perfect oasis for relaxation. Entertain guests effortlessly upstairs in the undercover verandah, overlooking the lush tropical gardens or gather around the large in-ground pool for endless fun in the sun. The expansive yard beckons for outdoor activities making it an ideal haven for families or for potential renovations as was the owners' intentions (architecturally engineered plans are available). This cherished home has been a beloved sanctuary for the current owners as they watched their 3 children grow and play in the vast yard and pool area. Now, due to an interstate move, they must bid farewell to this beautiful family abode, presenting an incredible opportunity for a new family to create lasting memories. Conveniently located near Ludmilla and Parap Primary Schools, the soon to be opened and newly renovated Richardson Park, public transport, shops, restaurants, markets, parks, beaches, and the CBD, this home offers unparalleled convenience for Darwin families. Don't miss out on the chance to make this stunning property your own. Contact us today to arrange a viewing and start envisioning your future in this tropical paradise!

Auction: Tuesday 23rd April at 6:00pm on-site
Council Rates: Approx. \$2,800 per annum
Area Under Title: 1040 square metres
Year Built: 1978
Zoning: LR (Low Density Residential)
Pool Status: Compliant to Non-standard Safety Provision
Status: Vacant Possession
Rent Appraisal: Approx. \$880 - \$940 per week
Vendors Conveyancer: Darwin Conveyancing
Building Report: Available on webbook
Pest Report: Available on webbook
Settlement period: 30 Days
Deposit: 10% or variation on request
Easements as per title: Easement to Power and Water Authority