

**17 Karama Crescent, Karama, NT 0812**

**CENTRAL**

**House For Sale**

Wednesday, 17 January 2024

17 Karama Crescent, Karama, NT 0812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 801 m2**

**Type: House**



Tom Kiem

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## Auction

Text 17KAR to 0488 810 057 for all property information 17 Karama Crescent is NOT your boring normal home – no way! This home has been dressed to impress and impress it will! Gated at street level with a towering fig tree reaching for the sky beside it, the home has an all weather driveway with a single carport parking bay plus room for at least 2 more and the boat! Nestled atop that massive fig tree is a platform for the kids to explore – sit up here and watch the world go by, explore the universe, sail the open seas - make magic happen! There is a caribeeana so you can cart up your sea faring stuffs or some snacks and a book. The backyard has been completely enhanced with a massive in ground swimming pool and newly installed grass. This pool area is fenced to keep the little people and pets safe and there is a pump room to keep everything tidy. Spanning along the backside of the home is a HUGE verandah with fans and downlights along with pool views and an outdoor bathroom complete with shower! Inside the home has been redone as well making this a great turn key abode for the savvy home maker. Open plan living and dining areas are filled with natural light and have doors through to the entertaining areas. The kitchen includes wrap around counters with plenty of prep areas to work from. The master bedroom suite includes double doors that open onto the verandah and pool plus a gorgeous walk in robe with lighting and great storage space. The second bedroom also includes a robe and A/C. Even the main bathroom is super sleek with twin vanity and twin overhead storage mirrored units with power points tucked in, there is a line press for extra towels and a large shower as well. If you work from home – there is a desk hidden within the hallway so you can close this space off and keep it hidden from guests! Brilliant. If location is everything then this home has it all – moments from the Casuarina Coastline, Leanyer Water Park, schooling options and plenty of local parks as well as after school activities, employment options and the RDH and CDU are also only moments away. • Secure electronic gated entry at street level • Secure PA gated entry for guest use • Front courtyard with established gardens and extended verandah • Side home has a mounted clothes line and a trough plus shed • Inside is a separate living and dining area with sliding doors • Kitchen has wrap around counters, pantry and fridge space • 2 bedrooms each with built in robes and A/C and carpeted flooring • Internal laundry room with access to the side of the home • Bathroom has safety functionality, vanity with storage and shower • Quiet complex setting, easy walk to the shops nearby • Solar power system • Tesla battery system • Large outdoor entertaining area • In-ground swimming pool • Remote gate • Recently renovated Around the Suburb: • Walk to community parklands and play areas for the kids • Ride your bike with the kids to public and private school options • Nearby to the Leanyer Water and Skate Park • 5 minutes from Casuarina Shops • Enjoys the Nightcliff foreshore and Dripstone Cliffs Council Rates: Approx. \$1700per annum Auction: 7th of February 2024 @ 6Pm on site Area Under Title: 801 square meters Year Built: 1983 Zoning: LR (Low Density Residential) Status: Vacant Possession Vendors Conveyancer: Tschirpig Conveyancing Building Report: Available on Webbook Pest Report: Available on Webbook Settlement period: 45 Days Deposit: 10% or variation on request Easements as per title: Sewerage Easement to Power and Water Authority