

18 Catalina Road, Marlow Lagoon, NT 0830

CENTRAL

Sold House

Monday, 14 August 2023

18 Catalina Road, Marlow Lagoon, NT 0830

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 5010 m2

Type: House



Daniel Harris
0889433000



Darren Hunt
0417980567

\$756,000

For all property information and reports, text 18CAT to 0472 880 252 Under clear instructions from interstate owner to sell! This rock solid ground level renovated house with air conditioned shed is situated on a corner block with dual access in the most perfect 'semi rural' lifestyle location Marlow Lagoon. With 5000m² on title you'll have all the space and freedom associated with rural living yet pop in the car and you are less than 5 minutes to all major amenities. Genuine best of both worlds offering here! Key features include: Three bedroom house of super solid construction with front and rear verandas Epic 64m² undercover outdoor deck sure to be the centrepiece of memorable gatherings with family & friends Beautiful in ground saltwater pool to cool off and unwind after a hard days work A large shed with mezzanine level that's also airconditioned and fully plumbed with wash facilities Shed boasts dual roller doors, workbench, storage area & really is a ripper 'man cave' Separate dual entry carport 2 vehicles Nothing major to do at this address - simply move in and enjoy Practical modern kitchen offers viewing access to the pool, French doors to the deck, and to the verandah joining the pool area Kitchen enjoys island stone bench, slide out pantry, ample storage space, large oven with gas cooking Bedrooms are all well sized and have built in robes, AC and fans Cool tiled floors also add to the practicality of the home, especially for those with young families Bathroom is modern, clean, and practical with a bath for the little ones also A further bathroom can easily be added in time to accommodate the growing family Fantastic outside spaces to live that true top end lifestyle with a BBQ and cold drink in hand Town water & Corner access block with dual entry points ideal for boats, caravans, trailers 5010m² of very high demand blue chip land to underpin your investment into the future If you've been looking to get into one of the most prestigious lifestyle suburbs one can find in the entire NT then 18 Catalina could be for you 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 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 the property could sell at anytime. Council Rates: \$2,291 per annum (approx.) Date Built: 1991 Area Under Title: 5010 square metres Zoning Information: RR (Rural Residential) Status: Tenanted lease expiry 27 April 2023 Rental Estimate: \$850 per week (approx.) Building Report: Available on request Pest Report: Available on request Swimming Pool: Compliant to Non-standard Safety Provision Easements as per title: None found