

**2/44 Philip Street, Fannie Bay, NT 0820**



**Sold Townhouse**

Monday, 14 August 2023

2/44 Philip Street, Fannie Bay, NT 0820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**

**\$515,000**

Location, features, and benefits.... They're some of the primary factors in considering the purchase of a new home. And here in Fannie Bay, well you have them all in spades. Walk to everything if that's your thing. Shops, beaches, Yacht club, Ski club and Racetrack. Your local environment is AAA. Let's take a look at what makes this Phillip Street property so compelling...Stylish. Simple and very effective. One owner in 20 years. Two bedrooms, two undercover parks. Yard, grass and plunge pool. The home is in immaculate condition and presents the new owner with nothing to do but move straight into, perhaps before Xmas? Enter via the double carport straight into the kitchen, which is modern and highly functional. Splashback is glass in material and a rich ochre in colour. Internal laundry to the left and an additional toilet also. Plenty of space there is. The home is presented in a crisp white palette and perfectly suits. Your eye is naturally drawn straight through the sliding doors and into the front garden which is a simple and clean space. Lawn and plunge pool with secure fencing to Phillip St. The perfect place to enjoy a morning shaded coffee or a late afternoon wine as the sun sets. Fences are of the Colourbond variety = the best. Light oak timber laminate floors are a feature throughout and are reflective in the stylish colour palette. Upstairs with vaulted ceilings create an extra sense of volume. Bathroom is exceptionally generous and stylish. Again, the simple white palette is very effective and quality fittings are used throughout. In fact, the staircase is a statement in itself. Tall, bold and with presence. Main bedroom is West facing and has its own balcony overlooking the front garden. Is complemented with a walk-in robe and a built-in desk suitable for wfh or just personal admin. Second bedroom is East facing and captures morning light. Bedrooms are airconditioned with fans and have vaulted ceilings with exposed rafters, again, adding a sense of space.

- AAA location
- Walk to shops, Yacht club and Ski club
- Double undercover carport
- 2 Bedrooms 1.5 bathrooms
- Internal laundry
- Plunge / spa pool
- High ceilings
- Timber floors throughout
- Low maintenance
- Lawn area
- Secure fencing

There's nothing to do but move straight in. The work is done, and in an ever-changing market, quality always prevails. Fannie Bay it is. The current owner has decided to sell via the easiest method in today's market, and that's simply come and have a chat to me, darren@elders...itll just make sense.