

2 Moray Street, Karama, NT 0812



House For Sale

Friday, 19 January 2024

2 Moray Street, Karama, NT 0812

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 819 m2

Type: House



Sanjukta Ghosh
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Andrew Harding
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AUCTION On Site

AUCTION On Site: Tuesday 6th February, 5:30pm
Property Specifics: Year Built: 1982
Council Rates: Approx. \$1,750 per year
Area Under Title: 819 square metres
Rental Estimate: Approx. \$550 to \$600 per week
Vendor's Conveyancer: LawLab Conveyancing
Preferred Settlement Period: 30-45 days from the contract date
Preferred Deposit: 10%
Easements as per title: Sewerage Easement to Power and Water Authority
Zoning: Low Density Residential
Status: Owner Occupied
Pool Status: Compliant
Solar: Yes
On a corner block, with three bedrooms, established gardens and a beautiful saltwater pool, this impressive home ticks all the boxes. Thoughtfully renovated to include standalone workspace, solar power -battery and even electric vehicle charging; all within walking distance of the schools, parks and shops in this family friendly neighbourhood.
Features:
• 3 Bedrooms all with split systems and DC fans and built-in mirrored robes
• Renovated kitchen with built-in appliances, double sink and dedicated filtered water tap
• Contemporary bathroom with walk-in shower and separate toilet, plus additional toilet next to laundry.
• Auto electric gates
• Hunter auto reticulation system to all gardens and lawn
• 4.5kw Sunnyboy inverter with 18 panels plus solar hot water
• Double carport and 10kw Tesla battery
• Double garage with 2 Roller doors
• Driveway verandah and boat/caravan storage area
• Established gardens with salt water inground pool
Stepping inside from the expansive covered carport and verandah, you're welcomed into a light-filled living area setting a fresh, contemporary tone for the home. Adjacent, the dining area and impressive kitchen boasting premium modern cabinetry, thick quality benchtops and quality stainless steel appliances including fully plumbed French door fridge. The space washed with light from sliding doors to the alfresco dining and living verandah. When we think of the perfect indoor/outdoor lifestyle set up, this is it. With plenty of room for a lounge, BBQ, dining table and more, it's an entertainer's dream and ideal for family life. The saltwater, inground pool with frameless glass fence, is surrounded by lush reticulated, tropical gardens and privacy, plus safety ensured with Colourbond fencing throughout. Back inside, adjacent to the three light filled bedrooms, we find the beautifully renovated main bathroom with a walk-in frameless glass shower, chic floor-to-ceiling tiling, and a separate toilet. Additionally there is a separate stand-alone toilet, conveniently located near the outdoor entertaining area. The bright second and third bedrooms boast built in robes, ceiling fans and air conditioning, while the large master suite features stylish recessed overhead cabinetry with twin built-in robes. The well-equipped internal laundry, off the kitchen, and offers external access for easy drying. Externally, then aside from the carport, there's a generous, fully wired, double roll door garage. An ideal workspace for any pursuit! Separate to this, a garden shed and also a 10,000L water tank. Properties with such high specifications and thoughtful features are a rare find in this area, a viewing will not disappoint. Don't let this one pass you by! To arrange a private inspection or make an offer on this property, please contact Sanjukta Ghosh 0412 471 475 .