

**2 Nemarluk Court, Ludmilla, NT 0820**

**CENTRAL**

**House For Sale**

Monday, 14 August 2023

2 Nemarluk Court, Ludmilla, NT 0820

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 836 m2**

**Type: House**



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## Coming soon

Imposing, spacious and tranquil, this house impress both with its expansive floorplan and its peaceful, private location. Expanding over two levels, the home features open-plan living and a large kitchen on the upper level, plus four bedrooms, an ensuite and a family bathroom. On the lower level, three further bedrooms offer superb flexibility, joined by another kitchen and bathroom. Adding further appeal is a sparkling lap pool, tropical gardens and heaps of outdoor entertaining space.

- Huge split-level home set in a quiet cul-de-sac with no through traffic
- Effortless interior offers plenty of opportunity for new owners to make it their own
- Vast upper level open-plan living opens out to a balcony at the front and rear
- Large kitchen boasts modern appliances and plentiful storage
- All four bedrooms on upper level are generous in size, serviced by an ensuite and main bathroom
- Feature internal staircase leads to lower level, complete with second kitchen and third bathroom
- Three additional bedrooms on lower level offer excellent flexibility
- Easy-care floors and split-system AC encourage fresh, easy living throughout
- Lush landscaping and generous yard frames inground pool and alfresco dining
- Undercover area offers parking for four cars or additional covered entertaining

Looking for more space? This expansive split-level home has it in spades! So much so, it needs to be seen in person to be appreciated fully. Starting on the upper level, you are greeted by a bright and airy open-plan living space, which is accentuated by a wall of windows overlooking both the front balcony and its treetop outlook, and the home's gorgeous internal staircase. From here, take note of the neutral tones and polished cypress pine flooring that sweep through entire upper level, before checking out the huge kitchen at one side. In terms of sleep space, all four robed bedrooms on this level all feel well proportioned. The master has an ensuite, and the main bathroom with shower-over-bath combo is located just down the hall. Stepping out from the dining area onto the lengthy rear verandah, enjoy the view over the sparkling lap pool and leafy backyard, as you look out over the expanse of greenbelt beyond the property line. Back inside, take the feature internal staircase to the lower level, where you find a second kitchen with gas stovetop, plus three more generous bedrooms and a modern bathroom. Providing endless flexibility, these rooms could easily double as living space, a teenagers' retreat or a home office. Completing the lower level is a shed, lock-up storage and undercover parking for four vehicles, which could offer further alfresco entertaining space should you want to add to what's already available. The large driveway offers additional parking for a boat or caravan. In terms of location, the property's peaceful setting feels perfectly central, providing easy access to Casuarina and the city, as well as nearby schools, shops and beaches. Land size: 836m<sup>2</sup> Council Rates: Approx. \$1900 per annum Pool fence: Compliant Easement: None found