

**2 Scriven Street, Alawa, NT 0810**



**House For Sale**

Thursday, 4 April 2024

2 Scriven Street, Alawa, NT 0810

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1310 m2**

**Type: House**



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## Auction Guide \$720,000

AUCTION On Site: Monday 29th, April 6:00pm | Unless sold prior

Property Specifics: Year Built: Built prior to Tracey and rebuilt in 1980  
Council Rates: Approx. \$2,300 per year  
Area Under Title: 1,310 square metres  
Rental Estimate: Approx. \$800 to \$900 per week  
Vendor's Conveyancer: Story & Associates Solicitors  
Preferred Settlement Period: 30-45 days from the contract date  
Preferred Deposit: 10%  
Easements as per title: None found  
Zoning: LR (Low Density Residential)  
Status: Vacant possession  
Pool Status: Compliant

Located in a prime location, this property offers the epitome of convenience and comfort, with an array of desirable features that cater to every aspect of modern living. Conveniently situated within close proximity to bus routes and quality schools, commuting becomes a breeze for families and professionals alike. Furthermore, its strategic location places it a mere 300 meters away from popular food shops (Dimitrios and Saffron), a 24-hour gym, and essential services including a dentist and hairdressers, ensuring that daily necessities are always within reach. With quick access to main roads, Charles Darwin University, hospital, and Casuarina Square, residents enjoy unparalleled convenience and connectivity to key destinations in the area. The property's solid colourbond fence not only ensures security but also guarantees privacy, allowing occupants to unwind in peace.

Key Features:

- Prime location with convenient access to bus routes, quality schools, and essential services
- Strategically positioned just 300 meters from popular food shops, a 24-hour gym, and other amenities
- Quick accessibility to main roads, CDU, hospital, and Casuarina Square
- Solid colourbond fence ensures security and privacy for residents
- Unique split-level design offers multiple entertaining areas for gatherings and relaxation
- Spacious 6 x 8m deck overlooking the pool facilitates social engagement with swimmers
- Three verandahs under the main roof provide ample outdoor living space
- Versatile granny flat suitable for various purposes such as an adult/teenage retreat or rental/business income
- Beautiful and tranquil gardens enhance the tropical atmosphere of the property
- Abundant storage options including a 40sqm lockable storeroom under the house and a newly built garden shed

The unique split-level design of the residence provides an abundance of entertaining areas, perfect for hosting gatherings or simply relaxing with loved ones. A spacious 6 x 8m deck overlooks the inviting pool, situated at a level that encourages social engagement with swimmers, creating memorable moments for all. Adding to the allure of outdoor living, three verandahs under the main roof provide additional spaces to bask in the tropical ambiance and enjoy the serene surroundings. The granny flat offers versatile options, whether as an adult or teenage retreat, rental opportunity, or space for a home-based business. Surrounded by beautiful and peaceful gardens, the property exudes serenity and charm, with stunning garden views from every room. Ample storage solutions, including a 40sqm lockable storeroom under the house and a newly built functional garden shed for additional convenience. Inside, the attention to detail is evident, with a new sliding door that enhances the indoor-outdoor living experience by seamlessly blending tropical elements into the living space. The kitchen and bathrooms have been tastefully renovated to accommodate a variety of styles. Dimmers installed for all downlights in living and bedroom areas, ensuring the perfect ambiance for any occasion. Quality branded air conditioning provides year-round comfort, while the spa plunge pool offers a luxurious retreat for relaxation and leisure. Reflective glass louvres in the lounge area enhance natural light and ventilation, creating a bright and airy atmosphere throughout the home. Additionally, undercover parking ensures protection for vehicles, while deck access from two bedrooms adds a touch of convenience and charm. With space available for a large boat or caravan, this property truly encompasses the essence of modern tropical living, offering a lifestyle of comfort, convenience, and relaxation. Don't miss out on the opportunity to make this your dream home! To arrange a private inspection or make an offer on this property, please contact Andrew Harding 0408 108 698 or Evie Radonich 0439 497 199 at any time.