

**22 Ostermann Street, Coconut Grove, NT 0810**

**CENTRAL**

**Sold House**

Monday, 14 August 2023

22 Ostermann Street, Coconut Grove, NT 0810

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$765,000**

Nestled in a quiet, exclusive pocket of Coconut Grove is this double-storey home on large 743m<sup>2</sup> block, designed to accommodate a large family with its big living spaces; massive rumpus/games room and home theatre. This property will tick a lot of boxes for the family with ample room for everyone to live comfortably without compromising privacy and space. Fantastic location close to Nightcliff foreshore; markets and shopping centre as well as excellent public and private schools literally up the road. Features include:

- Polished Jarrah wooden flooring throughout upper level of house
- Internal staircase connecting the two levels
- Upstairs bright, breezy living/dining area opens to front and rear covered balconies
- Updated corner kitchen with premium timber benchtop and island bench
- Gas cooktop, s/steel under-bench oven and dishwasher
- All three light-filled upstairs bedrooms feature built-in robes and balcony access
- Main bathroom with large corner spa bath plus shower and separate toilet
- Downstairs is the large rumpus/games with huge built-in bar
- Large Home Theatre
- Laundry/bathroom, separate toilet and utility/storeroom which could be converted to 4th bedroom
- Split-system a/c units to living/dining, bedrooms, games room and theatre
- Dual driveway to gated double carport with access to workshop/garage
- Large 8m x 5.8m freestanding workshop with electricity
- 5x4m Carport; 5kva solar system; solar hot water

You'll love the peace and privacy on offer in this exclusive Coconut Grove location, and the versatile home can easily be configured to meet your changing needs as your family grows. Enter via the house-length front verandah and into the dedicated reception foyer where an internal staircase connects up to the elevated living/dining area. The living/dining area flows onto front and rear house-length balconies with lovely park and garden outlooks, and the adjoining kitchen has been elegantly updated with premium timber benches and modern appliances. A hallway off the living/dining area connects to the family-sized main bathroom with corner spa and all three bedrooms. There are built-in robes to all three bedrooms, and balcony access to all creates a lovely alfresco feel throughout home. Downstairs, the entry foyer opens into a large games room with a bar/kitchenette and access to the covered rear verandah. A separate carpeted home theatre will delight the movie buff – or convert the whole downstairs space into a one-bedroom granny flat with a private bathroom/laundry already in place. The home also boasts dual street access via a two-way U-shaped driveway that connects into a gated double carport and large workshop/garage at rear. Act fast to secure this versatile Coconut Grove home and organise your inspection today.

Council Rates: Approx. \$2,150 per annum  
Area Under Title: 743 square metres  
Zoning: LR (Low Density Residential)  
Status: Vacant Possession  
Vendors Conveyancer: Territory Conveyancing  
Building Report: Available on request  
Pest Report: Available on request  
Settlement period: 45 Days  
Deposit: 10% or variation on request  
Easements as per title: PAWA Easement