

**22 Tambling Terrace, Lyons, NT 0810**

**CENTRAL**

**Sold House**

Thursday, 17 August 2023

22 Tambling Terrace, Lyons, NT 0810

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 759 m2**

**Type: House**



Sascha Smithett  
0414909506

**\$780,000**

Text 22TAM to 0488 810 057 for more property information Welcome to a truly exceptional living experience that perfectly combines space, style, and functionality. This stunning oversized solid ground level property boasts four bedrooms and three bathrooms, making it an ideal haven for families seeking comfort and convenience. As you step into this inviting abode, you'll be immediately struck by the thoughtful layout that caters to modern living. The spacious design offers room for both privacy and togetherness, ensuring that every family member's needs are met. The heart of the home is the expansive kitchen, a dream come true for both budding and experienced chefs. With ample counter space, top-of-the-line appliances, and a layout that encourages culinary creativity, preparing meals here will be an absolute pleasure. Two of the four bedrooms are graced with ensembles, providing an oasis of tranquillity and exclusivity. Whether you're accommodating guests or pampering yourself, these well-appointed spaces offer the utmost in comfort. In addition to the generous bedrooms, this property boasts three well-appointed bathrooms, ensuring that there's never a queue during busy mornings. The carefully designed bathrooms showcase modern fixtures and a sophisticated aesthetic, elevating daily routines to moments of indulgence. The garage has been converted to a soundproof media music room, however, can be easily reconverted back. BUT... ample off-street parking at the front. Beyond the interiors, the property's exterior offers a harmonious blend of utility and ease. If there wasn't enough storage already, there is a garden and camping storage area. A manageable yard requires minimal maintenance, freeing up more time for relaxation and enjoyment. Council Rates: Approx. \$2200 per annum Area Under Title: 759 sqm Zoning: LR (Low Density Residential) Status: Vacant Possession Vendors Conveyancer: Bowden McCormack Building Report: Available on webbook Settlement period: 30 Days Deposit: 10% or variation on request Easements as per title: Electricity supply Easement to Power and Water Corporation