

# 23 Carpentier Crescent, Wagaman, NT 0810



## House For Sale

Friday, 17 May 2024

23 Carpentier Crescent, Wagaman, NT 0810

**Bedrooms: 4**

**Bathrooms: 2**

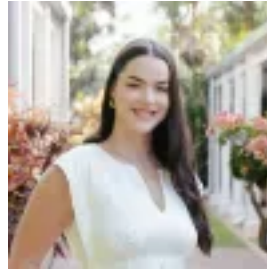
**Parkings: 4**

**Area: 732 m2**

**Type: House**



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## AUCTION On Site

Property Specifics: Year Built: 1980 Council Rates: Approx. \$1,830 per year Area Under Title: 732 square metres Rental Estimate: Approx. \$690 to \$720 per week Vendor's Conveyancer: Keylaw Conveyancing 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: Owner Occupied Pool Status: Compliant Immaculate throughout, this lovely home delivers spacious family living complemented by a granny flat on ground level, alongside gorgeous alfresco living, a sparkling inground pool and lush, tropical gardens.- Generous corner block fringed by verdant tropical landscaping- Walk to local shops and primary school, moments to Casuarina Square- Timber floors and banks of louvre windows enhance effortless appeal- Open-plan on upper level adjoins stylish new kitchen with gas cooking- Three generous bedrooms on upper level, each with built-in robe- Sophisticated new bathroom with walk-in shower and separate toilet- Granny flat with spacious living/bedroom, full kitchen and bathroom- Fantastic alfresco overlooks sparkling pool - Shade sails throughout property assist in keeping interior cool- Large carport with shed, another shed in yard, auto gate access Boasting a new kitchen and bathroom, this beautifully presented family home reveals wonderful versatility through its upper level and separate granny flat, creating an excellent prospect both for homebuyers and investors. Building on the classic elevated design, the home spans two levels, featuring the quintessential upper level - complete with timber floors and banks of louvred windows - as well as a conveniently separate granny flat on ground level. Starting with the granny flat, you find an impressively spacious open-plan living and sleep space, adjoined by a charming kitchen and tidy bathroom. Perfect for extended family or accommodating guests, this space could also offer rental income as well. Moving on up to the upper level, you are greeted by another open-plan living space, which is effortless, versatile and inviting. Set off to one side is the stylishly renovated kitchen, which boasts a sleek monochrome design offset by bold backsplash, complete with gas stovetop, modern appliances and handy breakfast bar. Three generous bedrooms group together at one side of the home, convenient to the perfectly polished bathroom featuring a frameless glass shower with dual rainhead attachment, and separate toilet. As for outdoor entertaining, this simply couldn't be any more appealing. Covered alfresco living sits neatly beneath the home, looking out over the sparkling inground pool, bordered by lush tropical gardens. Adding further functionality is an oversized laundry, garden shed, and large carport with additional undercover shed. It's also worth noting that in addition to AC and louvres helping to keep the house cool, the home also features sail shades that frame the upper level. A short walk from the nearby park and playground, it's moments to the local primary school and shops, with Casuarina's major shopping, dining and entertainment hub also just 850m away. Come and see it for yourself! 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.