

**23 Cullen Bay Crescent, Larrakeyah, NT 0820**



**Sold House**

Monday, 14 August 2023

23 Cullen Bay Crescent, Larrakeyah, NT 0820

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 612 m2**

**Type: House**



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**\$1,100,000**

This is your ticket into the prestigious Cullen Bay combining the classic Territory elevated home, with one of the best locations in Darwin. This is an amazing opportunity to live an enviable lifestyle that is often sought but rarely found. Cullen Bay is renowned for its large marina, immaculately maintained tropical gardens and its waterfront café and restaurant district. This is undeniably Darwin's dress circle suburb, home to big boats and bigger homes. Motivated vendors want this property sold now. This well maintained elevated home has no rear neighbour and is perfectly positioned on the block to catch the evening breezes as they move between the palm trees. A large balcony wraps around the front of the home, accessible from each end, to significantly increase the living area of the home. The main living area is open plan and includes the impressive kitchen and island bench, complete with gas cook top and breakfast bar. There is also a second living area big enough for a pool table and has its own entrance, perfect for people to come and go from the second living area without disturbing the main area of the home. Timber floors are throughout the home creating a connection from room to room. The main bedroom is located upstairs at the rear of the house where its nice and quiet and comes complete with its own ensuite. The 4th bedroom and 3rd bathroom are located downstairs and can be separated from the rest of the home for guests, or can be used as a home office without the need for clients to come into the main house upstairs. Features include: \* Located in a tightly held suburb \* Large wrap around balcony to enjoy the sea breezes \* Large kitchen with stone bench tops, gas cooking and loads of storage \* Second living area with its own entrance \* Easy undercover parking for 4 cars. \* Shaded and private in-ground swimming pool. \* Quality timber floors throughout the home \* Short walk to Café's and Restaurants This is a home you can really live in, raise a family or entertain friends. Parking is a breeze with a large paved area used for maneuvering cars, boats and trailers. The convenience of the location cannot be understated and quality of the surrounding homes is assured. This property won't last long, so if you have been waiting for an opportunity to live in Cullen Bay, this is it. Year Built: 1997 Area under title: 612m<sup>2</sup> Planning Zone: LR (Low Density Residential) Council Rates: \$3,900 per year (approx) Body Corporate: \$780 per quarter (approx) Status: Sold vacant possession