

24 Wells Street, Ludmilla, NT 0820

CENTRAL

Sold House

Monday, 14 August 2023

24 Wells Street, Ludmilla, NT 0820

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 961 m2

Type: House



Simon Watts
0889433030



Ella Carling
0889433032

\$1,201,588

Sunkissed and tranquil, this leafy abode is a world away from the everyday with resort vibes that will entice and inspire the home makers. Offering an easy everyday lifestyle combined with epic entertaining, this Troppo inspired home has a peaceful ambience that the whole family will love – welcome home to 24 Wells Street in leafy suburban Ludmilla. At street level this home brings the WOW factor with manicured gardens on a tapering block in full bloom, secure fencing, gated vehicle and personal access from the street. Inside the home has a split level yard space with flourishing gardens, secret walkways and sitting areas under the shady canopy of established trees. On the ground level is a sun kissed living room with kitchenette, full luxury resort bathroom that includes a bath and outdoor shower, plus a 4th bedroom and banks of bifolding doors that open the living areas through to a large outdoor entertaining area. A glass framed in ground swimming pool has an entertaining area beside it and is framed with tropical gardens and greenery. Upstairs the home has timber flooring underfoot and endless bays of louvered windows in the living areas framing the treetop views and letting in the natural light. The kitchen has wrap around counters and great storage space with a view over the pool from the windows and balcony. There are three large bedrooms all equipped with a robe and A/C plus a lush main bathroom with modern design and effortless appeal. Under the home there is carport parking plus room for a second vehicle or the boat. There is a storage room for the bikes or others and a garden shed in the far back corner for the pots and tools. Spend your free time exploring the nearby East point, Parap markets, Fannie Bay Racecourse, Mindal markets & Vestey's Beach coastlines along with the new Richardson Park development just around the corner.

- Sunkissed family home in leafy suburban setting
- WOW factor from the street with a towering façade
- Gated entry and personal access gate as well
- Secret garden walkways, split level yard space, gardens in full bloom
- Garden shed in the back corner, storage unit under the home
- Ground level has open plan living areas plus kitchenette
- 4th bedroom and a lux bathroom with bath tub and outdoor shower
- Bifolding doors open the living areas to the verandah
- Verandah overlooks the glass framed in ground swimming pool
- Swimming pool is framed with tropical gardens
- Upstairs is a supersized living and dining area with timber floors
- Kitchen has wrap around counters with breakfast bar seating
- 3 bedrooms upstairs all equipped with robes and A/C
- Modern main bathroom with large shower
- Twin banks of linen storage in the hallway

Around the Suburb:

- Walk to community parklands and play areas for the kids
- Ride your bike with the kids to public and private school options
- Spend your free time at the gorgeous Lake Alexander
- Take a stroll along the foreshore at nearby East Point Reserve
- Activities and the Parap markets are not far away

Council Rates: Approx. \$2,700 per annum
Area Under Title: 961 square metres
Zoning: LR (Low Density Residential)
Pool Status: Pool Certified to Non-standard Safety Provision (MAS-NSSP)
Status: Vacant Possession
Rental Estimate: \$900 - \$1,100 per week
Reports: Available on webbook
Deposit: 10% or variation on request
Easements as per title: Sewerage Easement to Power and Water Authority

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