

**25 Phoenix Street, Nightcliff, NT 0810**

**CENTRAL**

**Sold House**

Thursday, 12 October 2023

25 Phoenix Street, Nightcliff, NT 0810

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 5**

**Type: House**



Michael Van De Graaf  
0889433042



Jacinda Summers  
0889433000

**\$1,177,000**

Text 25PX to 0488 810 057 for all property information. Offering an enviable position within highly sought-after Nightcliff, this impressive residence delivers expansive family living within a recently expanded layout, complemented by a large inground pool and oversized shed. Sprawling over two levels, the home creates an abundance of living space both inside and out, plus two kitchens, five bedrooms and four bathrooms.

- Impressively spacious family home revealing recent updates over an expanded layout
- Upper level features bright open-plan living centred by a modern kitchen
- Opens out to a wraparound balcony and huge patio providing verdant outlook
- Master with ensuite and walk-in robe, plus three robed bedrooms and bathroom on this level
- Ground level features full kitchen and open-plan living
- Two additional bedrooms and a bathroom are located on this level
- Vast under-house area has bar and fourth bathroom, also functions as a garage
- Further alfresco living space offered in ground level verandah
- Lovely inground pool is framed by grassy yard with lush tropical landscaping
- Oversized shed/workshop at back of fully fenced and gated block
- 6.3kw solar power system

Perfect for buyers seeking out more space, this six-bedroom residence would suit large or extended families who want to be right in the heart of things and close to all of Nightcliff's fabulous amenities. Starting on the upper level, take the time to enjoy its bright, spacious open-plan living area, taking in the abundant natural light and lush treetop views. At its hub, a tidy kitchen centres the space, boasting a gas stovetop, modern appliances and plentiful storage. From here, let yourself be drawn out onto one of the home's major selling points: its incredible wraparound verandah and huge patio. If you love entertaining, you'll love this space! Heading back inside, explore the sleep space next, which is offered in a large master with walk-in robe and ensuite, plus three additional bedrooms, each with built-in robe. These are serviced by a beautifully renovated bathroom with walk-in shower. Moving downstairs to check out the ground level next, you find two further bedrooms, one with walk-in robe and one with built-in robe. As a self-contained space, this level also features a bathroom and a full kitchen within an open-plan living area. But that's not all! The vast under-house area is fitted out with a bar and the home's fourth bathroom, while offering garage parking if needed. With another great alfresco living space offered in a ground level verandah, there is even more to love outside. Within gorgeous tropical gardens, there is a large inground pool, an oversized freestanding shed/workshop, and driveway parking. More on location? From the front door, it's moments to Nightcliff's schools, sports facilities and shops, with the beach and foreshore also closeby. You really couldn't ask for more! Organise your inspection today to uncover this property's full appeal in person. Council Rates: Approx. \$3000 per annum Land size: 1330 square metres Year Built: 1976 Pool Status: Compliant to Community Safety Standard Status: Vacant Possession Building Report: On Request Easements as per title: Power and Water Authority OPENN NEGOTIATION: is the new transparent method of sale allowing buyers to bid with approved terms and conditions. For more information on how Openn Negotiation works see: [www.openn.com.au](http://www.openn.com.au) To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and may be brought forward and the property could sell at anytime.