

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

**Raine&Horne.**

**House For Sale**

Friday, 19 April 2024

26 Cullen Bay Crescent, Larrakeyah, NT 0820

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Adam Gulliford  
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**\$1,800,000**

Enjoy the absolutely breathtaking views from the poolside entertaining areas of this stunning executive residence in the marina side suburban setting of Cullen Bay. Imagine entertaining with friends and family poolside with marina views and tropical gardens along with the cool sea breezes and glorious sunsets that light up the sky and reflect in the calm waters of the marina - stunning. The home has a gorgeous aesthetic with a huge outdoor entertaining area and dramatic roofline. At street level the home presents with a chic design with rolled verandahs and formal pergola access for guest use along with dual garage parking. Inside is a light filled living and dining area with tiled flooring and banks of glass framed sliding doors that lead through to the outdoor entertaining areas for effortless flow. The kitchen has stone counters and an island bench along with banks of cabinetry for easy storage and prep. Each of the bedrooms has carpeted flooring underfoot and A/C as well while the master enjoys an ensuite bathroom and a walk in robe. The main bathroom includes a large shower and a bath tub along with a separate W/C. there is additionally a home office with A/C and access to an ensuite bathroom with two way design to service the outdoor entertaining areas as well. Down the side of the home are grassy lawns and established trees where the kids and pets can explore in the shade. Spend your free time exploring the CBD, the nearby Duck Ponds or enjoying family time at the Water Front Prescient. Take your lifestyle up a notch, you deserve it!

- Double garage parking at the front of this executive abode
- Home office with ensuite bathroom that two ways to the entertaining areas outside
- Expansive open plan living and dining areas with sliding doors to the verandah
- Central kitchen has a stone topped island bench and walk in pantry
- Master bedroom suite enjoys a private ensuite bathroom and walk in robe
- Internal laundry room has linen press and access to the yardscape
- 3 additional bedrooms each with a generous footprint
- Main bathroom has a bath tub and shower with sep powder room
- Verandah spans off the backside of the home overlooking the pool
- Marina side positioned with steps down to the waters edge
- Swimming pool and outdoor entertaining areas overlooks the water
- Sun drenched home on a corner allotment
- Side grassy yard space with towering trees for the kids to climb
- Chic façade at street level with a formal pergola entry and rolled verandah roofline
- 5 minutes from the heart of the CBD
- Nearby to the duckponds and water front areas along with the wave pool
- Walk to the marina nearby and enjoy the cool sea breezes and parklands
- Stunning Marina setting within a privately held community
- Yachts bob in the calm waters of the marina
- Restaurants and cafes nearby to explore