

# 27 Mirrakma Crescent, Lyons, NT 0810



## Sold Other

Friday, 18 August 2023

27 Mirrakma Crescent, Lyons, NT 0810

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Other



Billy & Nida

**\$925,000**

27 MIRRAKMA CRESCENT, LYONS 0810 DEAR ALL POTENTIAL BUYERS, I WOULD LIKE TO CORDIALLY INVITE YOU TO ATTEND THIS WEEKENDS OPEN HOME INSPECTION OR BOOK YOUR OWN PRIVATE INSPECTION AS I DON'T WANT YOU TO MISS OUT ON THIS RARE OPPORTUNITY, IN DARWIN'S MOST POPULAR NORTHERN SUBURB ESTATE LYONS. THIS PROPERTY KEY POINTS INCLUDE; • CORNER BLOCK • 315sqm UNDER ROOF - SPACE, SPACE, SPACE • High Ceilings • Larger than Standard Roller Door Garage holding 2 car spaces & 2 car spaces on drive way • WALK IN PANTRY • 4 spacious bedrooms • Master room has ensuite with double basins + walk in wardrobe • Office • 3 bedrooms with built-in robes and very spacious sizes • 2 bathrooms • Open plan living/dining/kitchen area • Modern kitchen with quality appliances, 40mm stone benches, splash back, Waterfall style breakfast bar + WALK IN PANTRY • Down Lights Through Out • Split System Air Conditioned throughout • Top quality porcelain tiles throughout • NBN Ready • Outdoor area to cater for family functions & Darwin's tropical life style • Fully Irrigated • Fenced • Park around the corner - NEARBY LOCATIONS AND AMENITIES; • Airport • Royal Darwin Hospital • Darwin City • Leanyer Primary School, Wanguri Primary School, Holy Spirit Catholic (PRIVATE), Dripstone Middle School, Casuarina Senior College, Charles Darwin University • Casuarina Shopping Centre OR Hibiscus Shopping Centre • Beaches - Lee Point, Casuarina, Buffalo Creek Boat Ramp & Nightcliff • Local Pubs - Breeze Bar & Bistro, Cas Club and Dollys DEAR BUYERS THIS PROPERTY IS IN A VERY POPULAR LOCATION, PERFECT SUBURB TO START A FAMILY, RENTAL RETURN OPPORTUNITY IS AT A PREMIUM AND EVEN FOR THE FIRST DREAM HOME BUYER. SO PLEASE, I URGE YOU TO GET IN TOUCH WITH ME DIRECTLY SO I CAN HELP WITH YOUR ENQUIRIES, BOOK A PRIVATE INSPECTION, OR MAKE IT TO OUR WEEKLY INSPECTION'S SO I CAN GUIDE YOU THROUGH THE PROCESS TO PURCHASE YOUR NEW HOME. Additional information: Council Rates: \$2200 per annum Year Built: 2009 Area under title: 716sqm Area under roof: 315sqm Status: Vacant Possession Rental Estimate \$980 Per Week Settlement Period: 30 to 60 days or variation upon request Deposit: 10% or variation upon request Easements: Electricity supply Easement to Power and Water Corporation