

**27 Sandalwood Street, Nightcliff, NT 0810**



**House For Sale**

Thursday, 1 February 2024

27 Sandalwood Street, Nightcliff, NT 0810

**Bedrooms: 4**

**Bathrooms: 2**

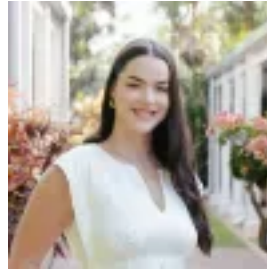
**Parkings: 4**

**Area: 1110 m2**

**Type: House**



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## AUCTION On Site

AUCTION On-Site: Tuesday 20th February, 6pm  
Property Specifics: Year Built: 1964  
Council Rates: Approx. \$2,800 per year  
Area Under Title: 1110 square metres  
Rental Estimate: Approx. \$750 to \$850 per week  
Vendor's Conveyancer: Aquarius Conveyancing  
Preferred Settlement Period: 30-45 days from the contract date  
Preferred Deposit: 10%  
Easements as per title: None found  
Zoning: LR (Low Density Residential)  
Status: Vacant possession  
Pool Status: Compliant

Set in a prime Nightcliff location, this immaculately presented four-bedroom home showcases a tropical, indoor-outdoor lifestyle, alongside everyday practicalities. With your choice of great schools, the famous markets and of course the foreshore just a stroll away, this one is hard to beat! Features-  
- Practical family layout  
- Renovated bathroom upstairs  
- Four well-appointed bedrooms  
- Kitchen with high-end appliances  
- Large inground pool  
- Paving throughout backyard  
- Wireless remote controlled irrigation  
- Huge double roller door workshop / garage  
- Freshly painted  
- Remote access gates  
- Close to beach, schools, shops

Boasting great street appeal, the gated front entrance flanked by lush lawn and glimpses of the pool, we step inside to a light filled formal entry hall. A private study lies just beyond the formal entry, then to the right, passing the stairway, the living area opens to the vast covered patio. With banks of louvres to carry the breeze, the dining area then sits adjacent, also offering patio access. The modern kitchen with white gloss finishes offers abundant storage and bench space, impressive high-end, stainless-steel appliances and gorgeous, island breakfast bar. Through the walk-in pantry, we reach the generous laundry before coming to the ground floor bathroom. Complete with full shower and chic tiling, perfect for swimmers and entertaining! Stepping out through the kitchen's backdoor, we find the vast, covered patio and nicely fenced in-ground pool. This is where life will be lived here, playing and mealtimes on the patio, breezes blowing through, it's a fantastic set up. Coming in through the living room, we then go upstairs. The impressive wrap-around balcony immediately greeting us, extending the living space entirely, this area could become the ideal parent's enclave. The family bathroom is freshly renovated with double vanity, rainfall wet-room shower and stunning freestanding bath tub. The master bedroom is generously appointed and bathed in light with built-in robes and glass sliding doors leading to the wrap-around balcony. Bedroom two similarly offers built-in robes and balcony access. Bedrooms three and four, both with banks of louvres, are very spacious, with bedroom four also offering built-in robes. We can't ignore the huge, double roller door garage, abounding with possibilities as a workshop or storage. Outside step into the carefully designed tropical garden with microclimate zones featuring tropical and drought resistant areas to minimise watering. With such a great layout, so much space and with Nightcliff's schools, cafes and many amenities on the doorstep, this home represents an incredible family opportunity. Don't let this one pass you by. To arrange a private inspection or make an offer on this property, please contact Andrew Harding 0408 108 698 or Evie Radonich 0439 497 199 at any time.