

**29 Bermingham Crescent, Bayview, NT 0820**

**CENTRAL**

**Sold House**

Wednesday, 6 September 2023

29 Bermingham Crescent, Bayview, NT 0820

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 804 m2**

**Type: House**



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**\$718,000**

Text 29BER to 0472 880 252 to view webbook with all property information. 29 Bermingham Crescent is a premier abode for the discerning executive family, located in the breezy marina side suburban setting of Bayview, only moments from tranquil walks along the waterways with parklands and play areas to walk the dog, this home has a unique lifestyle address filled with Darwin's elite families and executives. Towering at street level with an impressive facade, the home has plenty of parking underneath with a storage room, laundry room and a W/C all located under the home. Gated access through to the backyard allows you to keep the pets safe plus room for the boat or trailer to be parked up in the ample backyard space. Easy care gardens offer a low maintenance approach with the potential to become an oasis if you so choose. The home backs onto a green belt so you have no rear neighbours either – bonus. On the ground level of this home is a sun filled home office or 4th bedroom. An internal staircase offers secure access to the light, bright and breezy living areas above with an open plan design that allows for plenty of cross breezes and natural light to play off the timber flooring throughout this top floor. The kitchen has wrap around counters with a servery bar through to the adjacent dining room creating great flow from the cooktop to the tabletop for family meals. There is a sliding door from the living room through to the balcony with streetscape views through the treetops and cool marina breezes. Down the hallway are three bedrooms plus a large second living room with carpeted flooring underfoot and endless banks of louvered windows to let through all the natural light. The master bedroom is at the far end offering it total privacy from the living areas. The bathroom has a bathtub plus shower and vanity with built in storage and a sep toilet as well. Only moments from the bustling CBD with local shops, restaurants, employment options and so much more this is a perfect low maintenance high impact investment for the city dweller or the investor. Council Rates: Approx. \$2500 per annum Area Under Title: 804sqm Year Built: 1996 Zoning: LR (Low Density Residential) Status: Vacant Possession Rental Estimate: Approx. \$680 - \$730 per week Vendors Conveyancer: Tschirpig Conveyancing Building & Pest Report: Available on webbook Settlement period: 40 Days Deposit: 10% or variation on request Easements as per title: Electricity supply Easement to Power and Water Authority