

**3/19 Gulida Crescent, Lyons, NT 0810**



**Sold Townhouse**

Monday, 14 August 2023

3/19 Gulida Crescent, Lyons, NT 0810

**Bedrooms: 3**

**Bathrooms: 2**

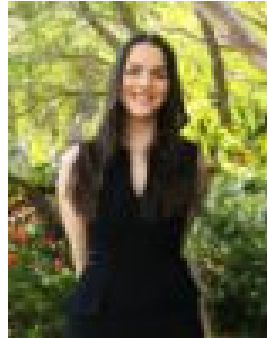
**Parkings: 2**

**Area: 344 m2**

**Type: Townhouse**



Andrew Harding



Evie Radonich  
0439497199

**\$640,000**

Property Specifics: Year Built: 2011 Council Rates: Approx. \$1,650 per year Area Under Title: 344 square metres Rental Estimate: Approx. \$700 - \$750 per week Body Corporate: Whittles Body Corporate Levies: Approx \$491 per quarter Pet friendly: Upon application Vendor's Conveyancer: Ward Keller Preferred Settlement Period: 30-45 days from the contract date Preferred Deposit: 10% Easements as per title: None found Zoning: LMR (Low-Medium Density Residential) Status: Vacant possession Pool Status: N/A Offering a gorgeous leafy outlook over Tracy Village sports grounds, this modern townhouse is the perfect upgrade for families searching for contemporary, low maintenance living within a quiet, welcoming locale. Convenient to schools, transport and nearby parklands, the home places everything you could need within easy reach, including Royal Darwin Hospital, Casuarina shops and the beautiful Casuarina coastline. Contemporary duplex expanding over the spacious split-level layout- Sleek and stylish within, accented with glossy white tiles and neutral tones throughout- Light, bright open plan living, flowing out to the patio and easy-care backyard- Beautifully appointed kitchen with feature splashback and stainless-steel appliances- Handy WC and separate laundry also on lower level- Fabulous master with walk-in robe, ensuite and private balcony overlooking park- Two additional bedrooms also located on upper level, each with built-in robe- Elegant family bathroom with framed glass shower and bath- Study nook on landing provides a dedicated work space- Double lock-up garage, plus storage space in garage Designed and built to a high standard, this property delivers contemporary appeal within a carefully considered layout, ideally suited to growing families looking to trade up. Stepping into its open-plan living space, you will be immediately drawn to its sleek, inviting design, where natural light and a bright palette work together to create an attractive sense of space. Capturing cooling breezes through louvre windows, this space continues to appeal with its stunning kitchen, flaunting a bold red splashback and breakfast bar dining, plus an adjoining downstairs WC and separate laundry. Opening out at the back through large sliding doors, the patio works to extend the living space, set within a super low maintenance yard, framed by lush greenery. Moving back inside to continue upstairs, the magnificent master awaits. Complete with a walk-in robe and ensuite, this large sleep space is further enhanced by a private balcony with verdant views over the sports grounds. Also on the upper level are two additional robed bedrooms, a sleek bathroom, oversized hallway storage, and a great study nook conveniently located on the landing. Aside from providing full air-conditioned comfort, the home delivers further with a double lock-up garage with handy internal access, and exterior lock-up storage. Set within an exceptional location, the home puts you within easy reach of sports grounds and Tracy Village Social and Sports Club, as well as shops, schools, transport and parklands with kids' play areas. You are also less than 20 minutes drive from Darwin CBD. Looking for the perfect home within Darwin's Northern Suburbs? Arrange your inspection today!