

**3/44 Philip Street, Fannie Bay, NT 0820**



**Townhouse For Sale**

Wednesday, 8 November 2023

3/44 Philip Street, Fannie Bay, NT 0820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Paul Heron

## Offers over \$445,000

This bright and airy townhouse has a welcoming charm in a wonderful coastal neighbourhood close to shops, the beach and Nature Reserve. Highlighted Features include:

- Spacious bedrooms with airy vaulted ceilings.
- Main bedroom with walk-in-robos and sliding glass doors leading to undercover verandah with cooling sea breezes.
- Fresh, creative main bathroom upstairs, plus convenient 2nd toilet downstairs.
- Internal laundry plus separate storage room.
- Undercover entertaining patio with a garden to nurture - perfect during the tropical rainy season.
- Fully air-conditioned plus cooling fans and terracotta type tiling throughout.
- Large double carport parking for 2.
- Small boutique complex of only 5.

Enjoy a quintessential Fannie Bay lifestyle strolling to the local shops picking up international foods, gelato at the Cool Spot, homemade local Pizza, and sunset drinks at the Sailing Club. Morning or evening exercise along the beautiful foreshore into East Point Nature Reserve. A highly sought-after area with a friendly community of residents.