

# 3 Democrat Court, Anula, NT 0812

**CENTRAL**

## House For Sale

Monday, 17 June 2024

3 Democrat Court, Anula, NT 0812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 838 m2**

**Type: House**



Ella Carling  
0889433032



Simon Watts  
0889433030

**\$585,000**

To view property reports and more information text 3DEM to 0488 810 057 Sit outside and bask in this glorious dry season weather, with the cooler days and longer nights this is the weather for outdoor entertaining. Spend cool evenings by the fire pit with the sounds of native birds around you and nothing but gardens in sight – welcome home! Situated in a quiet court setting with only local or lost traffic passing, the home is gated at street level with access to dual carport parking bays and enough space for the boat or caravan as well. Wrapping around the home on all sides are shaded and cool verandahs that overlook established tropical gardens thriving in full bloom. Within the front yard is an outdoor entertaining area and around the backside of the home is an enormous in ground swimming pool with a spa area along with tropical gardens. Inside the home is a large living room with tiled flooring and sliding doors to the verandah. Flowing into the adjacent dining and kitchen areas, this is a great combination layout for the family dynamics. The kitchen hosts endless bays of wrap around cabinets with plenty of storage space and prep areas to work from. Equipped with solar power for the savvy purchaser! Down the hallway are three bedrooms all with tiled flooring and louvered windows that look out over the gardens and the pool. The bathroom has a shower and a vanity with built in storage space and the laundry room is adjacent with a linen closet and access to the side of the home. Walk to nearby parklands with play areas for the kids, ride your bike with the kids to public and private school options or pop up to the Hibiscus shops. Spend your free time at the Leanyer Water Park or Skate Park or take a stroll along the Casuarina Coastline. Council Rates: Approx. \$1,950 per annum Area Under Title: 838 sqm Year Built: 1980 Zoning: LR (Low Density Residential) Pool Status: Compliant to Non-standard Safety Provision Status: Vacant Possession Rental Estimate: Approx. \$570 - \$590 per week Settlement period: 40 Days or variation on request Deposit: \$30,000 or variation on request Easements as per title: Sewerage Easement to Power and Water Authority Electricity supply Easement to Power and Water Authority