

31 Graham Street, Stuart Park, NT 0820

CENTRAL

Sold House

Thursday, 12 October 2023

31 Graham Street, Stuart Park, NT 0820

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1510 m2

Type: House



Michael Van De Graaf
0889433042



Jacinda Summers
0889433000

\$710,000

Text 31GRA to 0488 810 057 for all property information. Reno, Revamp or Rebuild! Brimming with potential, this property sits on an absolutely enormous 1,510sqm. block, moments from the local primary school and perfectly positioned within highly sought-after Stuart Park. Offering great bones, the property is ready and waiting for the right buyer to make the most of what's on offer here, whether that means renovating the current layout or starting fresh to build a dream home in this dream location. • Prime position within incredibly desirable setting, moments from the CBD • Huge 1,510sqm. block provides plenty of space to make the most of this position • As is, the home provides great bones for a revamp or renovation • Laid out over two levels, with self-contained layout through ground floor • Upper level features bright open-plan living and adjoining kitchen • Three generous bedrooms, each with built-in robe, serviced by full bathroom • Lower level open-plan living with kitchenette, fourth bedroom and bathroom • Lower-level laundry can be accessed from inside or outside • Covered entertaining opens out to massive easement-free yard • Additional features include split-system AC and solar • Sure to catch the eye of buyers seeking a project, this property delivers endless potential as a reno, revamp or rebuild, framed by an impressively sized block in an enviable location. Exploring the home as is, you will immediately notice its excellent bones as a tropical home offering a spacious, bright layout. Starting upstairs, note how timber floors sweep through the entire level, while banks of louvre windows catch cooling through-breezes. In terms of layout, open-plan living is overlooked by a spacious kitchen, with three generous bedrooms and a full bathroom down the hall. The lower level is fully self-contained, featuring a second open-plan living area, kitchenette and fourth bedroom, serviced by the second full bathroom. The internal laundry is located on this level, accessible inside and out. Under the home, covered entertaining provides picturesque entertaining space looking out over the enormous backyard, which could easily accommodate a pool, further outdoor entertaining or a studio or workshop. As the block is free of easements, what you decide to do here is limited only by your imagination. As for location, this really couldn't be better. Situated on a prime street in endlessly desirable Stuart Park, it's a short walk to Stuart Park Primary School, and moments from Parap Markets, the Botanic Gardens, the beach and marina. Come and see for yourself just how much this property has to offer! Arrange your inspection today. Auction: 31 OCTOBER 2023 - 6:00PM ON-SITE Area Under Title: 1510 square metres Council Rates: Approx. \$3100 per annum Zoning: LR (Low Density Residential) Vendors Conveyancer: Bowden McCormack Settlement period: 30 Days Deposit: 10% or variation on request