

32 Hazell Court, Coconut Grove, NT 0810

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House For Sale

Saturday, 18 November 2023

32 Hazell Court, Coconut Grove, NT 0810

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 806 m²

Type: House



For Sale By Owner NT
0488847018

\$825,000

Moments from Nightcliff's foreshore, this well-maintained elevated tropical home is perfectly positioned on an 806 sqm meter block that offers an impressive 171 sqm of alfresco living space. Highlighted Features include:

- Open plan living/dining/kitchen with sliding glass doors leading out to a spacious balcony with tree views and cooling breezes.
- Quality large chef's kitchen with new oven and gas cooktop, dishwasher and plenty of cupboards & bench space for cooking a feast.
- 3 bedrooms upstairs all with built-in-robos, new fans and new airconditions.
- The master bedroom features a walk-in robe, ensuite and convenient separate toilet.
- Polished timber floorboards throughout on upper level
- Self-contained granny flat with large open-plan living/dining area with a kitchen, plus a separate bedroom with an ensuite. The granny flat has a separate meter.
- Sparkling and shaded saltwater swimming pool set in a tropical garden.
- Undercover parking for 4 cars, remote access plus room for a boat or caravan.
- Corner block with dual access
- Aircon workshop, adjoining shed plus additional garden shed.

Whether you're looking for a lucrative dual occupancy residence, or simply want to enjoy versatile family living with space to spare, this beautiful tropical home fits the bill. This home is simply loaded with features including solar panels, solar hot water, big ass fans, a separate power meter to granny flat plus three x 1,000-litre rainwater tanks. Polished timber floors star throughout the entire upper level, and the spacious open plan living/dining area flows onto an enormous wrap-around balcony that boasts an impressive 171sqm of alfresco living space. There's plenty of extra covered alfresco entertaining space in the beautifully manicured backyard with a saltwater pool, and a powered workshop with lean-to joins an additional garden shed. Roller door access into a large four-car carport provides secure parking, and wide side gate access offers extra off-street parking for your boat, caravan or trailer.

Property Specifics: Year Built: 1997 Council Rates: Approx. \$1,950 per year Area Under Title: 806 square metres Rental Estimate: Approx. \$1,000 per week Vendor's Conveyancer: Tschirpig Conveyancing Preferred Settlement Period: 30 days from the contract date Preferred Deposit: 10% Easements as per title: None found Zoning: LR (Low Density Residential) Pool Status: Compliant to Community Safety Standard

Please call to arrange a private viewing or make an offer on this exceptional property. The Phone Code for this property is: 18331. Please quote this number when phoning or texting.

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