

**32 Kapool Crescent, Malak, NT 0812**

**CENTRAL**

**House For Sale**

Friday, 1 March 2024

32 Kapool Crescent, Malak, NT 0812

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 857 m2**

**Type: House**



Ella Carling  
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## UNDER CONTRACT

To view webbook with property reports etc text 32KAP to 0488 810 05732 Kapool Crescent is a move in ready home, perfect for the busy family dynamics, close to schools and shops! Gated at street level with parking for two under a shade sail plus there is space for the boat or extra car under the home as well. For the bikes and weekend toys, there is a lockable storage room under the home with plenty of space for everything. Entertaining is effortless under the home with views over the gardens with towering trees covering the lawns and offering plenty of space for backyard cricket or a game of soccer. Towering palm trees offer shade and add to the tropical element of this elevated home. Upstairs the home has an open plan design with a large living room that has banks of louvered windows that let in the gentle breeze and soft natural light that filters in through the treetops. The dining room is adjacent to the kitchen with plenty of built in storage and a timber topped island bench with displays shelving. There is of course plenty of storage and prep areas to work from; the chef of the family will enjoy this easy space. There are three bedrooms upstairs all with timber flooring and air conditioning plus a built-in robe as well. The main bathroom has a bathtub and shower combo plus a vanity with built in storage too. The laundry amenities on the ground floor, protected from the elements with easy access to the backyard. If location is everything then this home has it all - moments from the Casuarina Coastline, Leanyer Water Park, schooling options and plenty of local parks as well as after school activities, employment options and the RDH and CDU are also only moments away. Council Rates: Approx. \$1700 per annum Area Under Title: 857 sqm Zoning: LR (Low Density Residential) Status: Periodically tenanted Rental Estimate: \$560- \$600 per week Vendor Conveyancer: KeyLaw Conveyancing Building Report: Available on webbook Pest Report: Available on webbook Settlement period: 40 Days or variation on request Deposit: 10% or variation on request Easements as per title: Electricity supply Easement to Power and Water Authority (to front right hand side corner)