

**33 Brolga Street, Wulagi, NT 0812**

**SMART.**

**House For Sale**

Tuesday, 11 June 2024

33 Brolga Street, Wulagi, NT 0812

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 809 m2**

**Type: House**



Stewie Martin



Esti Hossain  
0484603139

## Current Bid 510 K - Openn Negotiation

This sale is being facilitated by transparent negotiation. The property can sell to any qualified buyer at any time. Please contact Stewie immediately to avoid missing out. Please copy and paste the following link for reports: <https://rb.gy/whc507> Discover a slice of paradise in this tastefully renovated two-storey home, nestled in a serene neighbourhood. Perfectly positioned with dual sliding gate access, this elevated abode offers unparalleled privacy and tranquillity. Step inside to find a haven of modern luxury. The ground floor boasts a brand new master suite, complete with an ensuite and a spacious living area. Ascend the stairs to uncover three more bedrooms, two adorned with built-in robes for added convenience. Beat the heat with full air-conditioning throughout, ensuring year-round comfort. Immaculately painted and awaiting your personal touch, this home is ready for you to move in and make it your own. The heart of the home lies in the updated wrap-around kitchen, featuring a built-in wall oven and a breakfast bar – perfect for culinary adventures. Adjacent, the dining area seamlessly flows onto the back entertaining space, offering panoramic views of the sparkling pool and lush tropical gardens. Indulge in outdoor living at its finest as you relax by the fully fenced inground pool, surrounded by a picturesque oasis of greenery. A paved ramp leads down to the garden, where an array of fruit trees awaits – from zesty lemons to creamy avocados, there's something for every palate. For the green thumb enthusiast, an above-ground water storage tank and a potting/nursery area with irrigation are located at the rear of the home, ensuring your garden thrives year-round. Plus, a convenient garden shed provides ample space for storing tools and equipment. Conveniently located near Casuarina, CDU, and the Hospital, this home offers the perfect balance of seclusion and accessibility. Don't miss the opportunity to make this dream oasis your reality. Contact us today to arrange a viewing and start living the life you deserve.

**Property Highlights:**

- 4 Bedroom two storey home
- Tastefully renovated throughout – just needs finishing touches on the garage/workshop. Designed with ability to convert to a living space including plumbing for a second kitchen
- Dual sliding gate access, this home is set high on the block
- Downstairs is a brand new master suite with ensuite and living area
- Bedrooms 2-4 are upstairs and two include built in robes
- Fully Airconditioned throughout
- Freshly painted and ready to move in
- Updated wrap-around kitchen with built in wall oven and breakfast bar
- Dining area open out on to back entertaining space overlooking pool
- Fully fenced inground pool surrounded by established tropical gardens
- Paved ramp leads down to back garden, plenty of established fruit trees are growing here as well
- Lemons, Limes, Oranges, Avocados & Bananas – just to name a few
- Fully automated irrigation
- Above ground water storage tank and potting/nursery area
- Garden shed for storing the tools and mower
- Close to Casuarina, CDU and Hospital
- Solar Power
- Off street parking for additional 3-4 cars/boats/caravans
- NBN FTTP
- Secure fencing suitable for pets
- Park and oval across the road
- Generator switchover
- Solid concrete house including concrete roof

**Key Neighbourhood Features:**

- Wulagi Primary School (240m)
- Woolworths Leanyer (1.3km)
- Wagaman Primary School (1.4km)
- Anula Primary School (1.4km)
- Sanderson Middle School (1.7km)
- Leanyer Water Park (1.7km)
- Casuarina Shopping Centre (2km)
- Casuarina Senior College (2.6km)
- Royal Darwin Hospital (4.4km)
- Casuarina Beach (4.8km)

**Additional Information as follows:**

- Council Rates: Approx \$1,900 per annum
- Year Built: 1976
- Planning Scheme Zone: Low Density Residential
- Area under Title: 809sqm
- Status: Vacant Possession
- Rental Estimate: \$750-\$850 per week
- Settlement Period: 45 days
- Easements as Per Title: Nil

For more information on how Openn Negotiation works see: [www.openn.com.au](http://www.openn.com.au) To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and the property could sell at anytime.