

**35 Tambling Terrace, Wanguri, NT 0810**

**SMART.**

**House For Sale**

Wednesday, 17 April 2024

35 Tambling Terrace, Wanguri, NT 0810

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Stewie Martin



Danny BuddDoyle  
0474892175

## 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://bit.ly/TamblingThis> This stylishly designed home boasts three bedrooms upstairs, complemented by timber floors throughout the living areas and bedrooms. The spacious lounge is equipped with a split system air conditioning unit, while the kitchen comes fully equipped with a dishwasher, wall oven, and gas cooktop. The renovated main bathroom features a full bath, separate shower, and vanity, and each bedroom is furnished with built-in robes, ceiling fans, and RAC air conditioning for added comfort. Enjoy the outdoors with a front deck perfect for watching the world pass by and a rear deck overlooking lush tropical gardens and an inground plunge pool with spa. On the lower level, there's a self-contained Granny Flat offering a generous bedroom and spacious lounge area, along with a kitchenette and second bathroom complete with a shower and toilet. Plus, there's an impressive 9m x 6m shed! This versatile space is ideal for storing a boat, caravan, and more, protected from the elements. With a workbench and two large roller doors, the shed offers endless possibilities for storage or additional use. Parking is a breeze with undercover space for two cars and room for a trailer. Situated on an 817m<sup>2</sup>, securely fenced, and easement-free block, this property is ready and waiting for its new owners!

**Property Highlights**

- Three bedrooms upstairs, granny flat built under with kitchenette
- Renovated bathroom and second bathroom downstairs
- Sensational 9m x 6m shed, 2 x roller door and private door access
- Upstairs deck to front and rear
- Refreshing, tiled inground salt chlorinated plunge pool with spa
- Upstairs bedrooms all with built in robes and RAC's
- Timber flooring to living areas and bedrooms
- Securely fenced, easement free 817m<sup>2</sup> allotment

**Additional Information as follows:**

- Council Rates: Approx \$1,900 per annum
- Year Built: 1980
- Planning Scheme Zone: Low Density Residential
- Area under Title: 817sqm
- Status: Vacant Possession
- Rental Estimate: \$750 - \$850 per week
- Settlement Period: 60 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.