

**37 Lillecrapp Road, Ilparpa, NT 0873**

**House For Sale**

Thursday, 26 October 2023

**37 Lillecrapp Road, Ilparpa, NT 0873**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 1 m2**

**Type: House**



Drew Hendriks  
0458739469



Toni Rowan  
0403201653

## **Priced to Sell!! \$1,250,000**

Luxurious and high end... The owners designed & built this home in 2018 with a local award winning building company. A design that was focused around being a grand family home that embraced the views of the position and to be energy efficient for the long term. Inside the stunning home, it's all about space! The grand kitchen offers a stone top, 90cm upright oven & cooktop, dishwasher, more than enough bench space and outstanding views. The main living area is a separate room with combustion heater and incredibly spacious. Down the hallway are the four bedrooms, three with built in robes and the master offering an incredible walk in robe & ensuite. Little touches like the timber look feature wall tiles, double basin bowl in the vanity, large mirror, bath and shower really make it a stand out feature for the master bedroom. The yard showcases the owner's efforts with much energy put towards the finer details; from the crafting of the stone walls to the fenced children's play area, there is just so much ready to go. If you need extra storage space the double garage/workshop has bathroom facilities, offering the opportunity to be transformed into a granny flat. Sit back and enjoy your evening in the main outdoor entertaining area, complete with misters, feature ceiling fan and an absolutely incredible view of the West MacDonnell Ranges. Key Features of pool installation & additional luxuries- Freshwater- Automatic filling- In ground pool cover, extends swimming months as raises water temperature- Fiberglass, "Leisure Pool, The Absolute", 12m x 4.4m with in built spa- Dolphin pool cleaner- Fully irrigated landscaping- Pool WON 'Pool of the year 2022, for Australia and NZ in 2022, for Australia and NZ in The Leisure Pools Awards- LG and Tesla Batteries with 5kw inverter, approx. Batteries back up power automatically in a power outage - External binds at back of property, increased privacy and keep the house cool in the summer- Irrigation to 70% of the garden, garden taps throughout 2x 24,000 litre rainwater tanks which can supply the Water Softener for when town water is used- Misting system and fans in outside entertaining area.- Fully fenced block (10,000 sqm)- Regular pest/ termite and AC servicing completed Additional information RE: Solar Batteries The property has 19 Solar panels, 2 batteries and 1x 5kw Inverter. Both batteries are connected to WIFI and provide a live update via an app on the production/ storage and use.