

37 Mullamulla Circuit, Karama, NT 0812

CENTRAL

House For Sale

Friday, 22 March 2024

37 Mullamulla Circuit, Karama, NT 0812

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 859 m2

Type: House



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Price Guide \$647,000

Why? Immaculate. Ground level separate accommodation. A big home. Solar + Tesla battery. The Home...An opportunity it is. In terms of value for money, this will be hard to go past. The suburb? Karama. Without doubt, the best value suburb in Darwin. It's genuinely affordable and like I said, an opportunity. It's all about one's perspective really. Gated at street level with a screen of tropical gardens and plenty of parking under the home as well, the home has significant street appeal. At ground level, there is a 4th bedroom option / home office with a kitchenette and bathroom along with a laundry and storage room as well as plenty of outdoor entertaining areas with garden views. Parking is easy and generous. High roof line enables vehicles / caravans / campers the ability to access whilst undercover (4 vehicles if you choose). There's also a workshop/shed towards the rear of the yard. That's pretty handy. Upstairs the home has a full-length verandah / deck that overlooks the treetops and offers a tranquil space for easy entertaining or a comfortable spot to sit with the morning coffee. Inside the home there's a large living room with timber flooring underfoot for those warm homely vibes. The dining room is adjacent to the kitchen which offers plenty of built-in storage space and prep areas to work from along with a walk-in pantry and a mounted microwave as well. The sunroom offers a secondary sitting area for the family to enjoy with plenty of louvered windows that look out over the gardens. There are three bedrooms all with a built-in robe and freshly laid carpet. The master bedroom suite includes a sliding door through to the front balcony as well. The bathroom has a shower and a vanity with a long bank of built in storage space plus there is a linen press in the hallway as well. Solar? Yes, plus the Tesla battery = minimal if any electricity bills. 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. Interested? The home is for sale now, via the easiest method in today's market. And that's simply come and have a chat to me, darren@central, and it'll just make sense.

- Elevated home with a long list of features
- Gated at street level with parking under the home for at least 2
- Battery pack on the wall with solar panels to cut your energy costs
- Tropical gardens encase the home offering shade and colour
- Huge workshop shed in the back yard - the men will love it
- Under the home is a 4th bedroom option / home office
- Laundry room plus a full bathroom and kitchenette and storage under the home
- Full length verandah across the front of the home overlooks the treetops
- Expansive open plan living and dining areas with a great flow
- Kitchen has wrap around counters with a servery window and walk in pantry
- 3 bedrooms upstairs all with a built-in robe and freshly laid carpeted flooring
- Bathroom has a shower and vanity with great storage space and sep toilet
- Sunroom is a great bonus room for the family or a quiet reading space
- Plenty of under home entertaining areas amongst the gardens

Council Rates: \$1650 per annum (approx.) Date Built: 1994 Area Under Title: 859 square metres Zoning Information: LR (Low Density Residential) Status: Vacant Possession Easements as per title: Sewerage Easement to Power and Water Corporation