

**38 Driffield Street, Anula, NT 0812**

**CENTRAL**

**House For Sale**

Saturday, 18 November 2023

38 Driffield Street, Anula, NT 0812

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Chris Clarke  
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**\$530,000**

Text '38DRI' to 0488 810 057 for all property information. Darwin has a few notable styles of housing and the ever popular Grollo E is one of them. Built after Cyclone Tracey the clever layout offers generous living spaces and four large bedrooms while maximizing the yard space. Set on a fantastic 830sqm allotment in a very quiet street this piece of Darwin history is yours to take to the next level. The floor plan offers complete separation from the master suite, which encompasses an entire wing of the home, from the other three bedrooms giving space and privacy for a growing family. The open plan kitchen/dining is a good size and overlooks a huge covered patio, perfect for year round entertaining. The kitchen offers a good amount of storage and bench space and the laundry is adjoining. From the spacious living area a half flight of stairs takes you up to the three large bedrooms, all with built in robes, and the family sized central bathroom. The master suite on the other side of the home is incredibly generous and boasts a walk in robe and large ensuite with full bath. A lovely surprise is the private and shaded courtyard off the master bedroom – the perfect spot for a quiet coffee and good book. Outside there is plenty of room for fido and the kids, and the property is fully fenced so you know they are safe. A double carport and extra room on the driveway take care of all your parking needs and a garden shed adds to your storage solutions. Features to Admire:

- Four Bedroom, Two Bathroom Grollo E Home on 830sqm
- Large Living Room on Ground Level
- Open Plan Kitchen & Dining
- Generous Spaces & Great Separation of Bedrooms from Master Suite
- Master Suite with Walk in Robe, Ensuite & Private Courtyard
- Three Generous Bedrooms with Built in Robes
- Family Bathroom Central to Bedrooms & Living
- Internal Laundry Adjoining Kitchen
- Modern Air Conditioning Throughout
- Double Carport & Shed
- Fully Fenced & Established Garden for Privacy

Anula is truly ideal for family living and active couples. This friendly and well established suburb offers great schools, shopping centres, the Marrara sporting complex, football fields and Darwin International Airport all very close by. Add some of the finest parklands in Darwin with great walks and bike tracks and you have an ideal location for everyone. So if you are ready to take on a bit of Darwin's unique history and make it your own then make an appointment to see this character filled home today. Council Rates: Approx. \$2000 per annum Area Under Title: 817 sqm Zoning: LR (Low Density Residential) Status: Vacant Possession Rental Estimate: \$650pw Vendors Conveyancer: Angel Conveyancing Building Report: Available on request Pest Report: Available on request Settlement period: 30 days Deposit: 10% or variation on request Easements as per title: Sewerage Easement to Power and Water Authority