

# 38 Kingfisher Crescent, Wulagi, NT 0812



## House For Sale

Friday, 9 February 2024

38 Kingfisher Crescent, Wulagi, NT 0812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 817 m2**

**Type: House**



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**\$499,000**

Located on a quiet street in the fabulous Northern Suburb of Wulagi and positioned just down from a kids park and playground is this popular style of home that was built to stand the test of time! Inside is a free flowing design with open plan living and cool tiles throughout and banks of louvered windows to let in the soft light and cool breezes. The renovated kitchen comes complete with overhead storage along with a dishwasher and breakfast bar seating to top it off. All three bedrooms are a great size and include built in robes and split system air conditioning. The bathroom is nestled in the center of the home doubling as the cyclone shelter and includes both a bath and shower along with a vanity that hosts storage within. Located adjacent to the bathroom is the laundry which includes a linen press and access to the outdoor carport. Features Include: • Three bedroom family home in a great suburban setting • All three bedrooms have a built in robe and A/C • Bathroom hosts both a bath and shower with vanity that has storage • Free flowing design with open living • Kitchen has wrap around counters with banks of built in storage • Storage room with carport parking and extra garden shed at the rear • Extended verandah / carport parking • Located close to parkland with play areas for the kids to use From the street the home has carport parking for multiple cars and room for the boat as well. Wrapping around all sides of the home are verandahs that shelter and cool the interior and offer entertaining areas. Out the back of the property are gardens and wide open lawns boasting plenty of space for the kids and pets to play. This family home presents excellent value for the right buyer with loads of potential. Don't miss your opportunity to secure this property perfectly located moments from the Casuarina Shopping Hub and Quarter with Leanyer Water Park and Skate Park also nearby and Wulagi Primary School and daycare options within walking distance. Area under title: 817m<sup>2</sup> Year built: 1976 (approx) Zoning: LR - Low Density Residential Council rates: \$1,900 per year (approx) Status: Tenanted at \$580 p/week until Nov 2024 Easements: Sewerage Easement to Power and Water Authority Electricity supply Easement to Power and Water Authority Sewerage Easement to Commonwealth of Australia