

# 38 Namarluk Drive, Ludmilla, NT 0820

## Sold House

Saturday, 23 September 2023

38 Namarluk Drive, Ludmilla, NT 0820

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 786 m2**

**Type: House**



Kerri-Ann Laurence

**\$545,000**

Perfectly positioned within a peaceful location, this attractive family home nestles neatly within tropical gardens, with bushland reserve located directly across the street. Neat as a pin with nothing to do and feeling light and bright throughout, the interior expands over a spacious single level, to offer open-plan living, a smart kitchen and bathroom, and four generous bedrooms. Centred around a sparkling inground pool, the outdoor space is further complemented by effortless alfresco entertaining.

- Bright ground level home situated in quiet location
- Neutral walls and tiled floors enhance breezy, effortless feel of the home
- Open-plan living offers plenty of space for relaxing and dining
- Tidy kitchen features plentiful storage and adjoining separate laundry
- Large master offers seating space and ensuite
- Two additional bedrooms are located nearby, serviced by main bathroom
- Fourth bedroom off carport could easily double as a home office
- Great outdoor entertaining overlooks inground pool and lush tropical gardens
- Year-round comfort provided by split-system AC, enhanced by louvre windows
- Plenty of room for your caravan or boat

Accentuating effortless family living with gorgeous tropical gardens and a sparkling inground tiled pool, this perfectly appealing home is a great find for buyers looking for a quiet retreat within easy reach of surrounding amenities. Stepping into the home, you are greeted by an airy open-plan living space, where you find the same quality tiles and paired-back neutral tones that flow throughout the interior. Using louvre windows to enhance its bright, breezy feel, the space is neatly adjoined by a smart kitchen, featuring a pantry, and ample counter and cabinet space. From here, step through the modern laundry to the glorious backyard, where verdant landscaping frames a covered entertaining area and great inground pool. For the kids, there is plenty of grassy space to run around on, plus a cute little cubby. A handy garden shed is also featured. Adding further appeal is an air-conditioned fourth bedroom located off the single carport, which could also be used as a home office. There is further parking for a boat, caravan or additional vehicles on the driveway. Just 950m from Ludmilla Primary School, the property is also a short drive from Parap's markets and shops, as well as Fannie Bay's many amenities and the beach. By car, it's only 10 minutes into the city.