

39 Wandie Crescent, Anula, NT 0812

CENTRAL

Sold House

Sunday, 13 August 2023

39 Wandie Crescent, Anula, NT 0812

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

\$602,500

Text 39WAN to 0488 810 057 for more property information So much on offer for a family to love; huge workshed; New Roof, Solar Panels, Great Outdoor Living; Spa; large private gardens! Looking for a charming family home with heaps of indoor-outdoor appeal? This superb property could be just what you've been searching for. Absolutely charming, this lovely three-bedroom home combines a well-planned layout with fantastic outdoor living spaces which is complimented by lush private gardens on large 817m² block. Perfectly located in popular family suburb of Anula, literally a few minutes' walk to the local shops, schools and parks and Marrara Sporting Complex is just up the road; great convenient location! Features Include:

- Open plan living spaces with large lounge & dining areas
- Renovated kitchen with a modern accent; servery window to patio
- Stylish renovated bathroom featuring shower-over-bath, dual vanity and separate toilet
- Three spacious bedrooms with built-in robes
- Interior laundry provides external access to large outdoor entertaining area
- Fantastic outdoor patio; great for year-round entertaining or simply relaxing
- Freshwater spa (no chlorine or salt) with new solar heater
- New insulated roofing; 24 solar panels – 6.5Ka; new solar hot water heater
- New DC fans, lights and spa pump.
- Established, lush tropical gardens which is fully reticulated
- Extensive cat6 network cabling including CCTV outlets
- New fully certified 6x3m workshop with insulated roof
- Automatic gates for security and privacy; rainwater tank
- Single carport with storage, driveway parking; shed creates great flexi space

Entering the home, you find yourself in the bright open-plan living space. Flexible in its layout, this welcoming, family-focused area is overlooked by a spacious kitchen, featuring modern stainless-steel appliances, a breakfast bar, and a concertina servery window that opens out to the patio. A great feature of this home is the wonderful outdoor living spaces; plenty of room for entertaining or simply relaxing. The freshwater spa is an added bonus; and is the large private established gardens. Adding further appeal is the modern shed/workshop with sliding glass doors. There is also covered carport parking for one vehicle, with further parking on the fenced and gated driveway. A short walk from Anula Primary School and nearby parks, the home is also moments from Sanderson Middle School, Anula's supermarket and dining, and North Lakes Shopping Mall with a Coles, medical centre, dining and other services. Darwin Golf Club and Marrara Sporting Complex are within easy reach, and it's just five minutes by car to Casuarina Square. Arrange your inspection of this lovely property today, so you can truly appreciate its appeal in person.

Council Rates: Approx. \$1905 per annum
Area Under Title: 812 sqm
Zoning: LR (Low Density Residential)
Pool Status: Compliant to Non-standard Safety Provision
Status: Vacant Possession
Building Report: Available on webbook
Pest Report: Available on webbook
Settlement period: 30 Days
Deposit: 10% or variation on request
Easements as per title: Sewerage Easement to Power and Water Authority