

**4/13 Melville Street, The Gardens, NT 0820**

**CENTRAL**

**Sold Townhouse**

Monday, 14 August 2023

4/13 Melville Street, The Gardens, NT 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jacinda Summers  
0889433000



Michael Van De Graaf  
0889433042

**\$485,000**

Fantastic location. Close to the golf course, Botanical gardens and CBD. Situated within a highly sought-after setting, this wonderful townhouse is set within a boutique complex of four, mere moments from the CBD. Unique in its design, the townhouse expands over two levels, featuring a master and ensuite on an enclosed mezzanine, and open-plan living, two bedrooms and a tidy kitchen, bathroom and laundry on the lower level. Outdoor entertaining is offered within a private courtyard at the front. - Smart townhouse on quiet street within boutique complex of four - Wonderful low maintenance layout accented by neutral décor - Tiled open-plan living on lower level, overlooked by tidy kitchen - A louvred wall and high ceiling above the kitchen enhances light flow and feeling of - space - Two generous bedrooms on lower level, each featuring carpet and built-in robe - Main bathroom and large laundry with heaps of storage also feature on lower level - Mezzanine-style upper level features carpeted master with walk-in robe and ensuite - Year-round comfort provided by split-system AC throughout - Single covered carport and driveway provide fenced off-street parking - Covered verandah and paved front courtyard offer private alfresco entertaining. Want to buy within an enviable The Gardens setting? Whether you want to move in or rent out, this attractive three-bedroom townhouse is sure to appeal. Stepping into the home, you are greeted by a crisply tiled open-plan living area, flaunting neutral tones and plenty of natural light, further complemented by an elevated ceiling and louvred wall above the kitchen. Overlooking this flexible space, the neat kitchen comes complete with modern appliances, ample cabinetry and a large pantry. Also featuring on this lower level are two well-proportioned bedrooms, each with built-in robe, serviced by the home's main bathroom with shower. Taking the open timber staircase to the upper level, you find an expansive master with walk-in robe and adjoining ensuite. Should you be looking for further flexibility, this upper level could also work well as additional living space or a breezy home office. Completing the appeal, there is split-system AC throughout, plus an enclosed laundry featuring plentiful storage and a linen press in the hall. The single carport at the front offers internal access via the laundry, while the adjoining driveway provides further off-street parking, fenced from the street. Superbly easy to maintain, the covered verandah and private courtyard out front provides private space to relax and entertain. Situated close to the Botanic Gardens and Gardens Park Golf Links, the townhouse also offers easy access to local shops and dining, and is moments from CBD, as well as attractions such as Mindil Beach, Cullen Bay and The Esplanade. Snap up this excellent opportunity and arrange your inspection today. Council Rates: Approx. \$1700 per annum Area Under Title: 307 sqm Body Corporate: Whittles Body Corporate Body Corporate Levies: Approx, \$1438 per quarter Settlement period: 30 Days