

4 Bougainvillea Street, Nightcliff, NT 0810

CENTRAL

House For Sale

Tuesday, 5 December 2023

4 Bougainvillea Street, Nightcliff, NT 0810

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 999 m2

Type: House



Darren Hunt
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Price Guide \$1,080,000

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Why? Darwin's most popular beachside suburb. Elevated home of the traditional variety. Separate accommodation on multiple fronts. Tropical gardens. Solar. A big shed (a very good shed too) Interested? Read on.

The Home... Secure and discrete from the street? Yes, it is. Land – 999m² of Nightcliff's finest. Quintessentially, a wonderful old school traditional elevated, that's been modernised whilst retaining all the charm and characteristics of these fantastic homes.

Parking? To both sides of the home, plus the garage if that's what you choose. **Boat?** Yes, a place for the boat + more. **Kitchen?** Recently renovated. Modern and practical, glass splashback in a green tone. Stylish it is. **Timber floors** throughout, as well as louvres – great for breezes. **Colour palette** is all very stylish. **Neutral and easy.**

Bedrooms? Three upstairs, plus the added choices of downstairs (currently guest accommodation) as well as another two bedrooms in the air-conditioned garage if you choose. **Bathrooms?** Upstairs is renovated – lovely. **Pool?** Of the Mineral variety. Also a great downstairs area creates a separate dining/entertaining space. Completely shaded, it's the go-to for larger gatherings. **Decks?** Front has a landing deck from the staircase, and the rear deck is off the kitchen overlooking the pool area, with a separate rear staircase. **Solar?** Yes – Rooftop

The shed... It's pretty good. Multiple access points, air-conditioned. Workshop if you choose with two bedrooms/office already set up. A big feature it is. It's a beautiful home and will meet the requirements of those buyers looking for a home with the above qualities. It's a great home to live in, and all the good things around the area are just an easy walk. **Schools?** Choices and quality. Nightcliff market just around the corner. The home is for sale now, as the current owners have chosen the easiest method in today's market, and that's simply come and have a chat to me, darren@central... It'll just make sense.

Council Rates: \$2,700 per annum (approx.) **Date Built:** 1981 **Area Under Title:** 999 square metres **Zoning Information:** LR (Low Density Residential) **Status:** Vacant possession **Building Report:** Available on webbook **Pest Report:** Available on webbook **Swimming Pool:** Pool Certified to Modified Australian Standard (MAS) **Easements** as per title: Sewerage Easement to Power and Water Authority