

41 Witherden Street, Nakara, NT 0810



Sold House

Monday, 14 August 2023

41 Witherden Street, Nakara, NT 0810

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 888 m2

Type: House



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\$502,000

AUCTION On-Site: Tuesday 20 June 6pm - if not sold prior. Property Specifics: Year Built: 1975 Council Rates: Approx.\$2,000 per year Area Under Title: 888 square metres Rental Estimate: Approx.\$600 - \$650 per week Vendor's Conveyancer: Jude Lawyers Preferred Settlement Period: 30-45 days from the contract date Preferred Deposit: 10% Easements as per title: Drainage Easement to Power and Water Authority - Drainage Easement to Commonwealth of Australia Zoning: LR (Low Density Residential) Status: Vacant possession Pool Status: Not applicable Electricity: Jacana bills are in credit - 6.6 kw Solar system with 21 x 315w REC N-peak panels and Fronius 5kw Inverter installed in 2019 Water: Approx.\$340 per quarter Beautifully presented, this tropical 3-bedroom home is shouting out to those who love to entertain. With accommodation centered around a vast open plan living/dining zone - a space that is complemented by a huge undercover alfresco area for effortless year-round hosting - the home occupies approximately 888sqm and is ready for immediate enjoyment. In a car independent location, moments from the Casuarina Shopping Centre, schools, Hospital, University and beach, it is an offering with enormous buyer appeal and one that will prove hard to beat!

- A spacious open living/dining area leads to the undercover outdoor entertainment area - a fabulous space which can be used all year long.
- Quality appliances, including a dishwasher and stainless-steel oven, star in the contemporary kitchen which also boasts ample cupboard and preparation space.
- A bright bathroom services the three robed bedrooms while a separate WC and laundry are also offered.
- Split system inverter air conditioners and ceiling fans ensure interior comfort while a 6.6kw solar array keeps energy bills low.
- Also offered are the convenience of a double carport and garden shed.
- Situated in a quiet pocket of Darwin's sought-after northern suburbs, the home is close to Charles Darwin University, Nakara Primary School, the Royal Darwin Hospital and Casuarina Square Shopping Centre. Features include:
- Double carport
- 12 x 5 entertainment area
- Reticulation Termite Barrier
- Recent roof replacement.
- Built in Wardrobes - mirrored doors.
- Energy efficient
- 6.6 kw solar - quality components - Fronius Inverter and REC panels
- Whirly Birds and under eaves vents to keep the ceiling space cool.
- East/West facing windows.
- LED down lights throughout the living areas
- Established gardens with reticulation.
- 4x4m Shed

To arrange a private inspection or make an offer on this property, please contact Andrew Harding 0408 108 698 or Evie Radonich 0439 497 199 at any time.