

44 Namarluk Drive, Ludmilla, NT 0820

CENTRAL

Sold House

Tuesday, 26 September 2023

44 Namarluk Drive, Ludmilla, NT 0820

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 724 m2

Type: House



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\$507,500

Why? Well, for those looking for some work to do, then this is it. Super neat and tidy home, perfectly liveable and functional. Great location. Secure it is. The Home... Externally, we're all good. Beautiful gardens, new roof, plenty of parking. Ground level. Inside? Work to be done. A freshen up is required. Remove the carpets, paint and some modernisation. Gated at street level with an electric gate and a screen of tropical gardens in full bloom, this home has lush lawns all the way around and tropical gardens that screen. Lush it is. Beside the home there is a dual carport parking bay with a gated entry point through to the rear verandah with a store room/workshop at the rear and another sliding gate through to the backyard. The home has 3 phase power professionally installed to connect automatically to a back up power supply system in the event there is a mains power failure. Kitchen? Update required. Use it as it is, and value add as you can afford to. Each of the three bedrooms is a good size with a bank of louvered windows that showcase the gardens and let in the view. The master bedroom has a wall of built in robes whilst bedrooms 1 and 2 have updated flooring and bedroom 3 has the OG carpet. Replacement required. The bathroom is also original with a shower and toilet that have had some disability updates to accommodate the previous owner. Again, like the kitchen, an update required in due course. Here's some thoughts... Suitable for first home buyers that want to be in a great location close to everything. Yes, some work to do, but structurally all good. Cosmetic works are where it's at. The current owners have decided to sell via 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.

- Electronic gated entry to the home
- Side carport parking for 2
- Lush tropical gardens and rolling green lawns around the home
- Storage room / workshop at the rear with garden views
- Green house perfect for the veggies or propagation
- Laundry hosted on the back verandah
- Gated access between the carport and the rear verandah
- Large formal dining room and separate breakfast room
- Built in retro tape deck - yes, being sold as is
- Kitchen has dishwasher, OG sink and taps with timber fronted cabinets
- Large separate living room with linen storage plus tiled flooring
- Endless banks of louvered windows throughout the home
- Master bedroom with a wall of built in robes
- Bedroom 3 has the OG carpet, bedrooms 1 and 2 have updated flooring
- Modified bathroom with ability access updates
- Solar hot water

Around the Suburb:

- Walk to community parklands and play areas for the kids
- Ride your bike with the kids to public and private school options
- Casuarina is nearby for shopping and leisure
- Spend your free time at the Leanyer Water Park or Skate Park
- Take a stroll along the foreshore at nearby Dripstone Cliffs
- Activities and markets for the family in the Quarter

Council Rates: \$1,950 per annum (approx.)
Date Built: 1982
Area Under Title: 724 square metres
Zoning Information: LR (Low Density Residential)
Status: Vacant possession
Easements as per title: Sewerage Easement to Power and Water Authority