

**46 Ryland Road, Millner, NT 0810**



**House For Sale**

Saturday, 13 January 2024

46 Ryland Road, Millner, NT 0810

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 910 m2**

**Type: House**



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**\$599,000**

Nestled in the heart of Millner on a 910m<sup>2</sup> block of land, this spacious 5 bedroom family home is an ideal sanctuary for those seeking a tropical Darwin lifestyle. Upstairs, upon entry, you're greeted with rustic timber floor boards that feature throughout the open plan lounge, dining, and kitchen. The kitchen is a super practical galley style and boasts modern appliances and a breakfast bar on the island bench. Down the hall the master bedroom is a great size and features split system air-conditioning, built-in robes, and abundant natural light, while bedrooms 2 and 3 provide versatility with floor-to-ceiling louvers and A/C. Bedroom four comes off the main living area and could easily double as a second living area or rumpus room. Along the side of the home is an expansive verandah, tiled with an eye-catching timber style, the verandah overlooks the lush gardens, offering privacy and outdoor space for gatherings. Downstairs, a two-room Granny Flat with a fully functional kitchenette adds flexibility and functionality to the accommodation at this home. If the above wasn't enough - the property also features a large shed, an inviting in ground pool, and a concrete pathway adorned with fruit trees. Location is a key feature, being in a highly sought-after area close to Nightcliff foreshore, rapid creek shopping centre and conveniently located approx 15 minutes away from Casuarina or the CBD. This residence combines practicality with tropical living in the sort after suburb of Millner. Features list: • Spacious two-storey 5 Bedroom home that includes a separate living quarters down stairs • Open Lounge/dining/kitchen area with ample natural light • Galley-style kitchen with island bench, breakfast bar, freestanding oven, range hood & dishwasher • Master bedroom with split system A/C, built-in robes, and sliding windows • Bedrooms 2 and 3 with floor-to-ceiling louvers and A/C, Bed 2 also includes full-length built-in robes • Bedroom 4 doubles as a media/rumpus room with air conditioning • Long and deep tiled verandah overlooking gardens for privacy and outdoor space • Two-room Granny Flat downstairs with a large bedroom, A/C, robes, and fully functional kitchenette • Plenty of undercover entertaining space and parking for 2-3 vehicles underneath • Laundry with twin basins, separate shower (with sink), and toilet • Great-sized shed with twin door access and window at the back • Massive inground pool with stone edge caps and paved surroundings • Tropical gardens with an eye-catching variegated pandanus • Concrete pathway with banana and other fruit trees, Dragonfruit tree, and supporting concrete trellis • Fresh concrete driveway with room for a boat, caravan, and multiple cars off-street • Highly sought-after area close to Nightcliff foreshore and 15 min to Casuarina or the CBD. Around the Suburbs: Nightcliff Foreshore (1.2km): Enjoy the scenic beauty of Nightcliff Foreshore, located just a short distance away. A perfect spot for relaxation, walking, and enjoying the stunning coastal views. Rapid Creek Markets (2.5km): Immerse yourself in the vibrant atmosphere of the Rapid Creek Markets, offering a variety of fresh produce, local crafts, and delicious food stalls every Sunday. Nightcliff Primary School (0.8km): Nightcliff Primary School, within walking distance, provides a quality education for young learners, contributing to the family-friendly appeal of the area. Nightcliff Shopping Centre (1.5km): Conveniently located, Nightcliff Shopping Centre caters to your daily needs with a range of shops, supermarkets, and services. Nightcliff Jetty (1.7km): Explore the iconic Nightcliff Jetty, a popular destination for fishing, picnics, and enjoying stunning sunsets over the Timor Sea. These nearby attractions enhance the lifestyle offered by this property, providing a mix of recreational, educational, and shopping conveniences within easy reach.