

**49 Dripstone Road, Alawa, NT 0810**

**SMART.**

**Sold House**

Saturday, 12 August 2023

49 Dripstone Road, Alawa, NT 0810

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 4**

**Area: 817 m2**

**Type: House**



Stewie Martin

**\$710,000**

This UNIQUE property features TWO separate HOUSES. GREAT Location with a two minute walk to Casuarina Shopping Square, the Central Hub of the Northern Suburbs. It's close to all other amenities including Schools, Charles Darwin University Casuarina Campus, Public/Private Hospital and Casuarina Beach. GROUND LEVEL HOME FEATURES 3 Spacious bedrooms with built in cupboards (new in 1 and 2) Bathroom has new basin tap with new shower screen and new toilet Lounge/Dining room Kitchen has ample cupboards from floor to ceiling with pantry, new oven, gas cooktop and rangehood All new fans throughout New downlights and lights throughout All rooms have A/C with new A/C in lounge and third bedroom All new laundry fixtures New ample linen and storage cupboards in hallway Tiled floors throughout Freshly painted ELEVATED HOME FEATURES 3 Spacious bedrooms with built in cupboards Spacious bathroom with shower and room for a washing machine if desired Separate toilet with wash basin and cabinet Hallway linen cupboard Open plan Lounge, Dining and Kitchen. Kitchen has stone bench tops with plenty of cupboard space. The kitchen also features a mobile Island bench with matching cupboards and drawers allowing change within your kitchen design Electric Oven and Glass Cooktop All tinted louvres throughout All blinds throughout Wall lights and downlights All rooms have A/C Tiled floors throughout 2x sliding glass doors lead out to a tiled under cover patio with overhead fan Small comms cabinet in linen cupboard distributing data and TV cables throughout ADDITIONAL FEATURES New black aluminium fence 1800 high with the latest BFT low voltage ultra sliding gate motor 5 Car parking spaces Underground plumbing existing in slab for future installation of back verandah shower, toilet and kitchen Massive concrete undercover area with fluoro lights and fans throughout Generator change over switch to power both houses in case of an emergency Water fountain feature in front yard This FANTASTIC Unique property is ideal for those with extended family or looking for an extra income/investment as a rental. Additional Information as follows: • Council Rates: Approx \$1810 per annum • Year Built: 1980 • Planning Scheme Zone: LR (Low Density Residential) • Area under Title: 817 sqm • Status: Vacant Possession • Rental Estimate: \$1200 - \$1300 per week • Settlement Period: 45 days • Easements as Per Title: Sewerage Easement to Power and Water Authority