

5 Marrabala Court, Lyons, NT 0810



House For Sale

Tuesday, 9 January 2024

5 Marrabala Court, Lyons, NT 0810

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Billy & Nida

OFFERS OVER \$1,025,000

Indulgence is spelt: 05 M a r r a b a l a Court LYONS 0810. Set your heart on a rare opportunity to obtain on this opulent, purpose built spacious home that feature unique planning and living that you'll fall in love with! Spanning over 655sqm, this immaculate home offers FIVE bedrooms and TWO spacious Bathrooms, bedroom five also offers the flexibility to multi set up; having the fixtures to be used a media/games room or as a large bedroom or addition lounge – the choice is yours! This property has it all, as follows: - 30,000 Litre concrete Swimming Pool with water fountain - 2.9 Ceilings Height throughout - Remote opening sliding Front Gate - Situated on a QUIET residential Cul-De-Sac - Irrigation System - Large Rectangular 655sqm Block - Ample space for your dogs and children to play - Sufficient parking and storage Situated within the popular sort after superb of Lyons, this property sets the expectation right from the off. At the entrance with a wide hallway and giving you plenty of options for your family, this house is good to go. Move in now without anything to do or added expense. Also find another property that offers kitchen and dining space like this? - 30sqm in TOTAL (5metres wide and 6meters long) What a Whopper! - Modern appliances throughout - Windows for natural light complimented with new bespoke blinds - Complimented with high cupboard's to the ceiling – there is so much storage space! - Breakfast bar with integrated storage This kitchen is every cooks dream, perfect for a large family and hosting social events. The open plan living room includes an overly sized dining room, easily accommodating a 10 to 12 seater dining table with ease. The living area is huge. Space has not been left out in this GRAND HOME, 336sqm under roof and all areas have plentiful of living space. This property is a rare find offering such space in a sort after location; they don't come by all the time. Where will you find a home like this? I promise, this home will not disappoint. Other added extras: - Fitted in 2022, brand new 18 panel solar system including BATTERY STORAGE, ensuring low power bills, battery power in the evening and energy credits to use against other bills. - 30,000 Litre Concrete POOL featuring waterfall feature to stay cool during Darwin's warmer months - Solar Hot water system - The outdoor veranda – the money shot! I urge you to please come and have a look! The beauty about this home it gives you everything you need. In a premium Estate surrounded by other gorgeous homes, close proximity to all Darwin amenities, Coastal living, it is the lifestyle this home offers your family and this is conducive to location and comfort. I CAN NOT WAIT TO SEE YOU AT THE OPEN HOME or GIVE ME A BUZZ SO WE CAN WORK AROUND YOUR TIME SCHEDULE TO ORGANISE A PRIVATE INSPECTION. See you soon Dear Buyers!! Built : 2009 Area Under Title : 655sqm Area Under Roof : 336sqm UNDER ROOF Council Rates : \$2,000 per annum (approx.) PV Solar Panels : Occupancy Permit Issued 22-06-2022 Easements : Electricity supply Easement to Power and Water Corporation Status : Vacant Possession Zoning : LR (Low Density Residential) Rental Estimate : \$1,100 to \$1,200 Deposit : 10% or variation upon request Settlement Period : 30 to 60 days or variation upon request