

58 Cullen Bay Crescent, Cullen Bay, NT 0820

CENTRAL

House For Sale

Friday, 3 May 2024

58 Cullen Bay Crescent, Cullen Bay, NT 0820

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 968 m2

Type: House



Sascha Smithett
0889433010

\$2.7m

To view webbook with more property information text 58CB to 0488 810 057 Delivering that Marina-front lifestyle you've always longed for, this four-bedroom home offers a living space right on the water, enviably situated within exclusive Cullen Bay. Sensational Marina-front home with private 20m Marina Berth - Impressive sense of space and excellent family floor plan over two stories - Double sliding doors welcomes outdoor / indoor living with water views - Spacious kitchen overlooks open plan living and dining - Undercover entertaining flows to grassy lawn and shaded inground pool - Oversized master offers walk-in robe and smartly presented ensuite - Additional 3 good sized bedrooms with A/C and BIR - Both master and second bedrooms access large upstairs verandah catching breezes and elevated views - Double lockup garage with two large storerooms - Convenient large second living area downstairs - Well maintained, freshly painted and private location on the Marina When it comes to location, it doesn't come much better than this! Positioned directly on the marina within blue-chip Cullen Bay, this home sits pretty within a prestige locale, allowing you access to the blue waters of the Marina, while also being mere moments from Darwin's sparkling CBD. In terms of layout, one of the first things you will notice is its incredible sense of space. Perfectly versatile, the floorplan spans two thoughtful, spacious levels, where views over the Marina can't help but take centre stage. Through the ground level, there is an effortless flow through the front lounge room, dining room, and onto the second living area, which is neatly overlooked by a smartly presented kitchen. Framing up incredible water views, this space extends seamlessly outdoors, where you find what is sure to be a focal point for the home. An entertainer's dream, this gorgeous alfresco offers sweeping views over the grassy yard to the marina beyond, where a private pontoon awaits. Concealed behind a screen of leafy landscaping, the inground pool finishes this space perfectly. Conveniently removed from the living space, four generous bedrooms feature upstairs. Here you find a huge master with walk-in robe and ensuite, which creates a true retreat complemented by balcony access. The second bedroom also offers access to the sweeping upper-level balcony - where those Marina views are even better, if you can believe it! In addition to the main bathroom upstairs, there is a handy third WC off the open-plan. Completing the package is an internal laundry, and a double lockup garage with fantastic storage. Come and see it for yourself. Organise your inspection today. Council Rates: Approx. \$6150 per annum Area Under Title: 968 square metres Year Built: 2000 Zoning: LR (Low Density Residential) Body Corporate: Cullen Bay Marina Management Body Corporate Levy - approx. \$1200 per quarter Lock Opening Permit Levy - \$721.66 per quarter Pool Status: Compliant to Non-standard Safety Provision Status: Vacant Possession Settlement period: 40 days or variation on request Deposit: 10% or variation on request