

**6 Griffe Street, Nakara, NT 0810**

**CENTRAL**

**Sold House**

Thursday, 24 August 2023

6 Griffe Street, Nakara, NT 0810

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 922 m2**

**Type: House**



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**\$905,000**

Text 6GRI to 0472 880 252 for more information Why? Location is excellent. Just those that live in the Street use it. So minimal traffic, and that's a good thing. Walk or ride to pretty much everything. CDU, shops, beaches, schools and the Hospital. The Home? Turn-key. Absolutely nothing to do. It's immaculate, and it's a big home. Bedrooms? 4 + if you choose. Potentially 6, depending on how you configure. In its current layout, we have 4 Bedrooms, Lounge, Dining, Family and Study. So much room. Really simple layout, with the home offering exceptional depth. A full-length hallway with everything branching off that. Main bedroom to the front (with ensuite + WIR). All bedrooms are generously size – 15m<sup>2</sup> is the average. Second bathroom and WC. Bathrooms are all renovated and are very stylish. Again, absolutely nothing to do. Living room to the front of the home with access to the veranda and kitchen. Kitchen? Superb. Modern, and like all good kitchens, is the hub of the home. Of course, premium German appliances throughout. Stone benchtops, servery window to the veranda. Study? Yes, Work from Home or the ultimate study space. Entertainment/Family room? Yes, with access to pool area. Also can be used as guest accommodation or an extra bedroom if one chooses. Outside? Very nice. Pool and Gazebo frame the space. This becomes the consummate entertaining living area for the best part of the year. Veranda is always shaded and accesses all family spaces. There's lawn and a fully reticulated garden. Cost of living? Solar Panels will help ease that. As will the solar hot water. The home has been immaculately looked after and represents one of the areas finest. The home will suit the most fastidious of buyers. And for those that have been looking for a while, this is a standout. The home is for sale now with an ethical price guide. 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. A little more... • Solar panels • Solar hot water • Double carport • Reticulated garden • Established tropical garden. • In-ground concrete pool • Gazebo with decking made from mod-wood. • Fruit trees, banana, tahitian lime, papaya, grapefruit, fruiting soursop, miracle berry and pineapples • Brick home = great thermal properties – a cool home it is • Acoustic and fire-retardant ceiling tiles. • Freshly painted • Large ceramic tiles throughout • New induction cooktop – Bosch • New dishwasher – Bosch • Cathedral ceilings, exposed beams. • Guttering – excellent storm water drainage • Split system aircon throughout. • Ample storage space including storage space for paintings. • Security screens, crimsafe front door • Walk-in wardrobe in main bedroom. • Ensuite • Internal laundry • Wide veranda • Double carport • Garden shed. • Power to the garden in two areas. • Great street presence • Quiet neighbourhood, no through traffic. • Location is ideal - close to Uni, good schools, Casuarina Square, Casuarina Beach Council Rates: \$2,050 per annum (approx.) Date Built: 1976 Area Under Title: 922 square metres Zoning Information: LR (Low Density Residential) Status: Vacant possession Pest Report: Available on webbook Swimming Pool: Present on property Easements as per title: Sewerage Easement to Power and Water Authority