

61 Ruddick Circuit, Stuart Park, NT 0820

CENTRAL

House For Sale

Wednesday, 6 March 2024

61 Ruddick Circuit, Stuart Park, NT 0820

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 798 m2

Type: House



Darren Hunt
0417980567



Daniel Harris
0889433000

Offers over \$1,500,000

Text 61RUD to 0472 880 252 for more property information. Why? An amazing home, stunning views and great location just a couple of minutes from the city. Situated on the "high" side of the Frances Park Estate, it's a big home that is ideally suited to a family. An executive level home it is. The Home... From the street, it's a "relatively" discrete offering. It's not until you actually enter the home that it takes on another whole dimension. At ground level, we have guest accommodation or another bedroom, choices you have. We also have garage parking + storage capacity. There's an undercroft also - perfect for wine storage etc. The cinema room, with the backdrop of NYC, is designed to accommodate both acoustic and visual requirements that make this quite special. Even the air-conditioning is custom designed for this space. Upstairs... From the front door to the first level, the home identifies as a "statement" home. From the custom lighting to the full height portrait window, you know the home is different. Kitchen/Dining and living. What spaces they are. Expansive ceiling heights with windows to suit. The Kitchen? All as you would expect from a home of this calibre. Waterfall granite bench tops, luxury appliances, butler's pantry. All as expected. Living and dining are all centred around the luxurious kitchen - as all great homes are. There's panoramic views of the city, which by night take the Darwin CBD to another level. There's also a very civilised veranda that opens to the living room to enjoy breezes and more views across the harbour. Bedrooms... Main. Generous in size and opens to the pool space rear yard. Luxurious ensuite with walk in robe. A viewing will offer much more than what can be written here. All bedrooms at this level offer direct access to pool (appropriate locks to circumvent stray children) all with built in robes, air-conditioning, and fans. Outside... It's lovely. Pool, deck, gardens, water feature and shade sails. It's unexpected, and combined, it creates this space that is sophisticated and very usable. The pool also has the ability to secure the additional safety grill below the purpose-built deck. It also offers the new owners a wonderful space in which to appreciate the home and its position - the perfect place to enjoy friends and family in an environment like few others in Darwin. The home is significant in many aspects. The property is now ready for a new owner. The home will sell below its replacement cost, and for the astute buyer presents an outstanding opportunity to secure a statement home such as this. The home is irreplaceable at this value. The math will just make sense. Interested? Daniel or Darren. It'll just make sense... More... • The only home in Ruddick Cct that has access to Duke St (Behind the home) • Expansive floorplan spans two thoughtful, immaculately presented levels • RG6 Cabling throughout the home (ask Darren or Daniel about that) • Extends seamlessly to fabulous alfresco entertaining offering fantastic CBD views • Stunning kitchen boasts statement granite benches and premium appliances • Three bedrooms on upper level, each opening out to alfresco and pool • Oversized master creates beautiful retreat, with walk-in robe and ensuite • Ground level features fourth bedroom/office with ensuite • Home theatre, workshop and double lockup garage also on ground level Council Rates: \$3,050 per annum (approx.) Date Built: 2014 Area Under Title: 798 square metres Zoning Information: SD20 (Specific Use) Status: Vacant Possession Rental Estimate: \$1,100 - \$1,300 per week (approx.) Swimming Pool: Compliant to Modified Australian Standard Easements as per title: None found