

62 Progress Drive, Nightcliff, NT 0810



House For Sale

Thursday, 7 March 2024

62 Progress Drive, Nightcliff, NT 0810

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 840 m2

Type: House



Andrew Harding
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Auction Guide \$695,000

AUCTION On-Site: Saturday 6th April at 11:00am
Property Specifics: Year Built: 1967 - rebuilt with permit in 1977
Council Rates: Approx. \$3,000 per year
Area Under Title: 840 square metres
Rental Estimate: Approx. \$1000 - 1200 per week
Vendor's Conveyancer: Lawlab Conveyancing
Preferred Settlement Period: 30 days from the contract date
Preferred Deposit: 10%
Easements as per title: None found
Zoning: : LMR (Low-Medium Density Residential)
Status: Vacant possession
Pool Status: Compliant
Offering a rare opportunity to buy steps from the foreshore, this elevated tropical home delivers relaxed coastal living over a spacious, light-filled layout - and simply could not be better placed within endlessly sought-after Nightcliff.- Quintessential elevated home nestled within lush, tropical landscaping- Banks of louvres catch cooling breezes, enhancing light and airy vibe within- Open-plan living space extends effortlessly to balcony, framed by leafy outlook- Spacious kitchen features modern appliances, connects to second balcony- Three generous bedrooms on upper level, each with built-in robe, and one with a study desk- Main bathroom offers shower, dual vanity and separate toilet- Converted garage currently used as guest suite / 4th bedroom on ground level- Connects to flexi study / living room for downstairs / another spare bedroom if needed- Second bathroom with integrated laundry completes downstairs- Expansive covered entertaining looks out over sparkling inground pool- Undercover built in bar over looking the pool, can also be converted to an outdoor kitchenette with water plumbed- Freestanding shed, greenhouse, and loads of parking for multiple vehicles and large boats/trailers
Stroll to the foreshore, relax with a coffee at Fresh Point Café, or explore Nightcliff's renowned Sunday Markets. It's all there on the doorstep if you decide to make this gorgeous property your home.
As you step inside, you immediately notice many of the features that make this a quintessential elevated tropical home. The verdant outlook, the abundant natural light, the lovely sea breezes caught by banks of louvres and, of course, the beautiful alfresco living space offered on not one, but two balconies. In terms of living space, this focuses on a central open-plan, where polished timber floors and refined neutrals take centre stage. Perfectly functional as is, the kitchen offers a spacious footprint and modern appliances, but could provide potential to add value in future. On this upper level, three well-proportioned bedrooms each feature built-in robes, and are serviced by a smart bathroom with shower, dual vanity and separate toilet. Taking either external staircase, explore the wonderfully versatile ground level next, where you find the converted garage (currently used as a guest suite), a flexi study / living room for downstairs / another spare bedroom if needed, there are many versatile options to recreate this space. An entertainer's dream, expansive covered alfresco living spans much of the ground level, overlooking the lovely inground pool, bordered by lush, tropical landscaping. Also featuring on the property is a freestanding shed, greenhouse and heaps of driveway parking for boats, cars, trailers. With schools, services and shops all close at hand, you have the very best of vibrant Nightcliff, moments from the front door. But don't take our word for it! Arrange your inspection today to see it for yourself. For further details please contact Andrew Harding 0408 108 698, Matt Englund 0417 866 821 or Leanne Scott-Toms 0417 853 585 at any time.