

**65 Cullen Bay Crescent, Cullen Bay, NT 0820**



**Sold House**

Monday, 14 August 2023

65 Cullen Bay Crescent, Cullen Bay, NT 0820

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1020 m2**

**Type: House**

**\$1,240,000**

Cliff side in Cullen Bay and sitting on 1,020sqm of sought-after real estate, this ideal home boasts the key traits of magnificent real estate; Location, Lifestyle, Comfort & Versatility. Allowing for the simplest of lifestyles and a part of Darwin's most prestigious residential estate, 65 Cullen Bay Crescent offers, spacious open plan living with an underroof area of 480sqm capturing harbour side breezes from every direction. The unique design is truly a one-off and allows for multiple separated living quarters. The home splits in to two over two levels and is perfectly connected by a massive outdoor home alfresco balcony overlooking the rain forest like escarpment backdrop as well as soaking in the exclusive marina surrounds. Appealing to all ages and home functionality, the angled, large scale internal spaces capture incredible cross flow ventilation and loads of natural light. The spanning, yet low maintenance grounds showcase beautiful gardens and a resort style swimming pool. Boasting a triple bay carport as well as directly adjoining a peaceful park, the home along with it the multiple living areas instantly impresses. Positioned in the heart of Cullen Bay, Larrakeyah there is so much extra convenience that you will experience the pleasure of once you become the new owner. Especially when considering how closely located the home is to; Darwin CBD; Schools; parks; cafe's; restaurants; and the many attractions that make inner Darwin so worldly appealing. If you are seeking a residence that provides all the above and much more that inspection is a must. Standout features include: 4 x Spacious bedroom options 3 x Bathrooms, with even more scope Resort style in ground swimming pool 1,020sqm, easement free block Park front, adjoining only one neighbour Unique design, with Pod-Style split level living Versatile to suit large families & occasions Home Office, studio or gym options Opportunity to provide - AIRBNB or dual income Potential 4 living area's Magnificent timber decking centrepiece Prestigious location in Cullen Bay Surrounded by exclusive multi-million-dollar homes and owner occupier residents Backs on to an escarpment meaning the home can never be built out Louvre windows on almost every wall, perfect for Darwin living Walking distance to Cullen Bay Boardwalk & Beach So much versatility and so much more! Distances to: (approx.) Darwin Middle School: 3.1kms / 5mins vehicle Larrakeyah Primary School: 2.3kms / 4mins vehicle St Marys Primary School: 2.2kms / 4mins vehicle Darwin CBD: 1.8kms / 2mins vehicle Mindil Beach (sunset markets): 1.3kms Darwin Waterfront: 4.3kms Darwin Post Office: 2.9kms Darwin Airport: 11.7kms Marrara Sporting Complex: 12kms Darwin Private Hospital: 15.6kms Land Area: 1,020 sqm Building Area: 480 sqm Easements: Nil Year Built: 1996 Rental Appraisal: \$1,300 per week Council Rates: \$4,160 per annum Estate Levies: \$898.75 per quarter