

# 7 Claymore Circuit, Brinkin, NT 0810



## House For Sale

Friday, 24 May 2024

7 Claymore Circuit, Brinkin, NT 0810

Bedrooms: 4

Bathrooms: 3

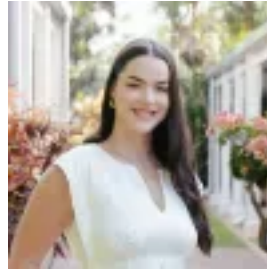
Parkings: 2

Area: 1160 m2

Type: House



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## AUCTION On Site

AUCTION On-Site: Tuesday 18th 6:00pm | Unless sold prior  
Property Specifics: Year Built: TBC  
Council Rates: Approx. \$3,350 per year  
Area Under Title: 1160 square metres  
Rental Estimate: Approx. TBC  
Vendor's Conveyancer: LawLab  
Conveyancing Preferred Settlement Period: 30-45 days from the contract date  
Preferred Deposit: 10%  
Easements as per title: None found  
Zoning: LR (Low Density Residential)  
Status: Vacant possession  
Pool Status: Compliant  
Solar: Solar hot water  
Offering a wonderful opportunity to buy within this tightly-held location, this impressive residence is perfect for large families seeking out space, complete with fabulous alfresco living, a resort-style pool, and granny flat on a superbly generous block. Supersized home with a fully self contained granny flat - these homes are a rare find! - Huge 1,160sqm. block on quiet circuit steps from the beach- Large family home with commanding brick-and-tile exterior- Multiple separate living spaces ideal for family living- Quality kitchen boasts stone benches and modern appliances- Fantastic alfresco overlooks sparkling inground pool and spa- Upper level features verandah and three bedrooms, each with balcony- Ensuite and main bathroom upstairs; laundry and third toilet downstairs- Great granny flat features tidy kitchen and bathroom- Excellently presented with potential for more- Sail shade parking at side to accommodate six cars  
Moments from Casuarina Beach, this superbly situated property delivers expansive family living in an incredibly sought-after locale, surrounded by other executive homes and close to every convenience. As is, the home impresses with its grand sense of scale and abundant living space, which flows effortlessly outdoors over two carefully considered levels. Should you want to move right in and not lift a finger, there is opportunity to do just that. Taking in its exceptionally spacious layout, the home reveals a sunken lounge room, sunken family room and separate rumpus, as well as a casual dining area adjoining the kitchen. Elegantly appointed, the kitchen impresses with stone benches, quality appliances and a waterfall island breakfast bar. Accessed via the feature staircase, the upper level shows off three generous bedrooms, each with built-in robe and its own private balcony. Both the ensuite and main bathroom are neat and practical, and there also a verandah providing further indoor-outdoor living space. Stepping outside, you are greeted by one of the property's major attractions: it's fabulous alfresco space. Expansive and relaxed, this space offers sparkling views over the resort-style pool, and is further complemented by a built-in brick BBQ. Another major highlight for large families is the granny flat. Terrifically versatile, this could be used as guest accommodation, a home office or teenagers' retreat, complete with neat kitchen and bathroom. Completing this entirely appealing package is an internal laundry and ground-level toilet off the dining area, a handy garden shed and surprisingly easy-care gardens. There is also solar to help reduce power bills, and shaded parking for six cars. With its close proximity to the hospital, university and Casuarina Square, this opportunity certainly that won't last long. To arrange a private inspection or make an offer on this property, please contact Andrew Harding 0408 108 698 or Evie Radonich 0439 497 199 at any time.