

7 Nemarluk Court, Ludmilla, NT 0820

CENTRAL

House For Sale

Thursday, 22 February 2024

7 Nemarluk Court, Ludmilla, NT 0820

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 782 m2

Type: House



Darren Hunt
0417980567

Price Guide \$598,000

Why? It's for those that can see "possibility". A little rough around the edges... However, the basics are already in place to make this a very special home. It's a bit quirky, and will be appealing to those that can value add. Where? Nemurlak Court. Quiet and tucked away. Ludmilla it is. The Home... Ground level, discrete from the street. Big home. Land? 782m² Parking? Yes, double carport. Bedrooms? 4. Main with ensuite. Big bedrooms. Kitchen? Good. Functional. Update in time. Bathrooms? Good. Functional. Again, update in time. Where does it really shine? Lounge and dining. Amazing spaces with a great "feel". Full height louvred windows, timber floors. These rooms give you the ability to see what the home's possibilities are. The dining room sits adjacent to the kitchen with wrap around counters and pantry with twin storage areas for the extra utensils or appliance storage space. There is a free-standing oven and views over the back yard from the sink window and an easy flow to the backyard for the BBQ. Down the hallway are 3 bedrooms plus the master bedroom suite – 4 total. The three bedrooms all include a built-in robe and A/C. The master is generously proportioned and includes access to an ensuite bathroom and the laundry room with great storage space plus a rumpus room / 5th bedroom or home office option. The floorplan is versatile offering plenty of options no matter your family dynamics. Surrounding the home are established gardens and towering trees with an easy-care design (needs some love) that could be embraced into a tropical garden of significance. Interested? Darren or Daniel. The home's for sale via the easiest method in today's market. Come and have a chat. Brochure Points:

- Carport parking at the front of the property for two
- Louvered windows throughout the home
- Centrally positioned pool
- Large living room and separate dining areas
- Kitchen has wrap around counters with banks of built in storage space
- Pantry storage for the appliances and dry stores in the kitchen
- Dining room has pool views framed in the glass windows
- Main bathroom has a bath and shower with sep toilet
- 3 bedrooms with built in robes and A/C
- Master bedroom has a parents retreat/ nursery / home office room connected
- Ensuite bathroom and access to the laundry from the master bedroom
- Established gardens around the home with plenty of room to explore

Council Rates: \$2,050 per annum (approx.) Date Built: 1980 Area Under Title: 782 square metres Zoning Information: LR (Low Density Residential) Status: Vacant possession Rental Appraisal: \$710-\$790 per week (approx.) Swimming Pool: Compliant to Community Safety Standard Easements as per title: Sewerage Easement to Power and Water Authority