

# 78 Ross Smith Avenue, Fannie Bay, NT 0820



## House For Sale

Sunday, 10 March 2024

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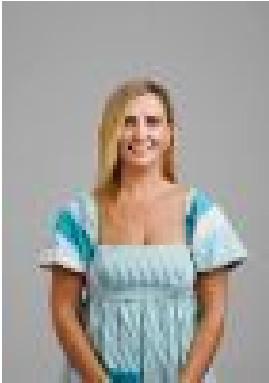
**Bedrooms:** 3

**Bathrooms:** 2

**Parkings:** 2

**Area:** 1050 m2

**Type:** House



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## Auction

On a prime corner block, in the blue-chip suburb of Fannie Bay, sits this rare & unique opportunity. The generous sized 1,050sqm allotment provides a multitude of potential, having just been rezoned with the correct approvals in place, the allotment can now be subdivided into two. With this option the current home would sit on a spacious 540sqm while the remaining 510sqm could be either sold off or kept with the intention of building a new home on it. If it has always been a dream of yours to have your own family home in Fannie Bay, then keep the property as one and instead take full advantage of the expansive block. With no shortage of space, you could expand on the current home or add in a self-contained dwelling that could double as a short-term rental. The options are endless. The home itself is light-filled and airy with three well-proportioned bedrooms all featuring built-in robes, ensuring ample storage space while maintaining the sleek aesthetics of the rooms. A generous sized bathroom with floor to ceiling tiles, German Grohe shower fittings and a sleek frameless shower screen services the home. The inviting living room with its floor to ceiling bookcase provides the ideal place to unwind, while the adjoining kitchen with its stainless steel benches & gas oven creates a functional space to cook and enjoy a nice meal. A combination of bi-fold & double doors open the home onto a private courtyard where a beautiful frangipani tree stands prominent, the additional openings contributing to the lovely natural light that filters into the home throughout the day. Louvres are also featured in the home helping to capture the fresh breezes. Outside a private oasis awaits you. A spacious alfresco perfect for outdoor entertaining overlooks the inviting pool, which is ideal for a refreshing swim at the end of a hot day. Surrounding the home, the lush lawns, and tropical garden create a picturesque backdrop, providing a serene and tranquil environment to relax and unwind in.

Property Features:-Prime location with redevelopment potential-Generous 1,050sqm corner allotment-Light-filled and airy abode-Three large bedrooms all with built in robes-Sleek kitchen includes gas oven, ample bench space & direct access to the alfresco area-Cyprus timber floorboards throughout -Great cross-flow ventilation, air-conditioning also included for added comfort-Louvred windows, great for capturing the natural light and beautiful breezes-Modern bathroom with floor to ceiling tiles & a frameless shower screen-Wonderful outdoor entertainment area, overlooking the pool & garden-Wood fired oven-Bi-fold doors open out to the private courtyard-Perfect size concrete plunge pool with a tranquil water feature-Lush lawns & tropical gardens surround the home-Huge shed includes the laundry as well as an additional toilet & shower-Undercover parking for two cars-Exposed aggregate driveway-Private & secure yard-Located just minutes away from an abundance of amenities including Darwin Sailing & Trailer Boat Clubs, the Darwin Turf Club, highly regarded schools, the Parapool, local cafes, shops, markets & more-A short walk to East Point reserve with its beautiful sandy beach, Lake Alexander, picturesque walking paths & handy fishing spots Welcome to a life of comfort, tranquility, and endless possibilities in this stunning property. This is one not to be missed! Council Rates: \$3,436 p/a On Title: 1,050sqm Year Built: 1960