

8/13 May Street, Ludmilla, NT 0820



Unit For Sale

Thursday, 21 March 2024

8/13 May Street, Ludmilla, NT 0820

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 79 m2

Type: Unit



Nick Mousellis
0879180131

Offers Over \$280,000 by midday 18/4/24

FOR ALL PROPERTY INFORMATION, please copy and paste the code below to your preferred web browser.<https://vltre.co/usTGtM>Key Details: Body Corporate: Castle Real Estate Body Corporate Rates: \$1,259 Per Quarter (Approximately) Council Rates: \$1,720 Per Annum (Approximately) Easements: None Found Property Status: Vacant Possession at Settlement Rental Estimate: \$480 - \$530 Per Week (Approximately) Sellers Conveyancing Agent: Territory Conveyancing Solar Panels: No Unit Area: 79m² Year Built: 1985 Zoning: LMR (Low-Medium Density Residential) Unit Complex Amenities: Swimming Pool: Yes Pets: Upon application No. of Units in Stage 1 of the Complex: 16 Nestled within a community setting with great neighbours and facilities to enjoy, this cozy 2 bedroom unit is perfect for the down sizers, the first home makers and investors. Setting the WOW factor from the street level with a unique rockery garden filled with spikey cactus and one spectacular plant in full bloom - this home has a single side carport parking bay and a sheltered front patio that over looks the wide street scape views. The home is a short walk from the communal swimming pool. Inside the home has a warm and inviting tone with tiled flooring and exposed brick walls that add in that layer of warmth and those homely vibes. Free flowing living and dining areas are filled with plenty of natural light and capture the cool cross breezes. The kitchen is modern and well designed with a pantry and overhead storage space along with a bank of windows that frame the garden views. Each of the two bedrooms includes a built in robe, A/C and a safe escape window. The rear bedroom overlooks the courtyard whilst bedroom 1 has two way access to the bathroom which hosts a shower and a bath tub plus a vanity with built in storage space. There is a light filled laundry room with a sliding door through to the rear courtyard with a paved outdoor entertaining area and space enough to add in a flourish of gardens if you so choose. The home backs onto a spacious green belt area. The home had a complete new roof installed in 2017. Spend your free time exploring the nearby Casuarina coastline and Dripstone cliffs along with the Leanyer Water Park and of course shopping and leisure at the Casuarina Shops. Reasons To Buy: • Tidy two bedroom unit in a very well maintained complex • Single carport parking bay at the front • Complete new roof installed in 2017 • Sheltered front patio overlooks easy care gardens and cactus rockery beds • 2 bedrooms each with a built in robe, A/C and safe escape window • Master bedroom is front facing and has two way access to the bathroom • Bathroom has a bath tub and shower with a vanity that includes storage space • Internal laundry room with sliding door to the courtyard • Courtyard is low maintenance with paved entertaining area • Exposed brickwork adds in a warm touch to the home • Open plan living and dining areas with tiled flooring underfoot • Large light filled windows and doors let in the cool breezes • Modern kitchen with galley design and overhead storage as well • Communal pool and green belt behind the home • Quiet setting in a great location Around the Suburb: • Walk to community parklands and play areas for the kids • Ride your bike with the kids to public and private school options • Casuarina is nearby for shopping and leisure • Spend your free time at the Leanyer Water Park or Skate Park • Take a stroll along the foreshore at nearby Dripstone Cliffs • Activities and markets for the family in the Quarter