

8 Demda Circuit, Lyons, NT 0810

SMART.

Sold House

Monday, 14 August 2023

8 Demda Circuit, Lyons, NT 0810

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Stewie Martin

\$793,500

Under contract in 15 days with incredible buyer interest and sold for above expectations. I now have multiple underbidders looking to purchase in the Lyons area, if you're considering trading out of the Darwin market please get in touch I'd love to help. Sitting on a very decent 685sqm, this is a home that has been thoughtfully conceived and immaculately executed in every respect. The brief to the architect was obvious, to seamlessly blend indoor and outdoor living with premium quality inclusions in all areas starting with two incredible kitchens; one at the heart of the home and one, equally decadent, poolside. Locate the home five minutes from the beach, Casuarina, the hospital and applauded schools and you have an unbeatable combination. The open plan design takes indoor/outdoor living to a whole new level with stunning timber floorboards throughout the home leading out to the sensational deck that spans the entire living/dining area. At one end of the deck, adjacent to the swimming pool, is the outdoor kitchen with double hooded BBQs, integrated cabinetry and industrial extraction fan. This is a serious entertainer's dream! Back inside is the stylish internal kitchen offering plenty of bench space, 900mm gas cooker, generous breakfast bar and a fantastic walk in pantry. Vaulted ceilings and the stunning floorboards add a sense of drama and elegance to this entire space. On either side of the living area are two distinct sleeping quarters. The huge master suite occupies one end of the home boasting a cleverly-designed and discreet open ensuite with dual vanities and shower (separate toilet of course) and generous walk in robe. Also at this end of the home you will find a second living area and spacious study nook – this is a very versatile space that would also make a fabulous media room. At the other end of the home are three more sizeable bedrooms with built in robes, as well as the contemporary split bathroom boasting a decadent soaking tub and walk in shower plus the spacious laundry. A linen cupboard in both the bathroom and laundry adds to the generous storage throughout the home plus there is a large storage room at the rear of the double carport.

Executive Features:

- Architecturally Designed, Master Built - Sensational Indoor/Outdoor Symmetry
- Open Plan Living with Soaring Ceilings & Stunning Timber Floorboards
- Contemporary Internal Kitchen plus Integrated Outdoor Kitchen Poolside
- Seamless Transition to Outdoor Entertaining on Large Deck
- Four Generous Bedrooms – Master Suite with Ensuite & Walk in Robe
- Second Living Room & Spacious Study Nook
- Central Split Bathroom with Deep Bath & Walk in Shower, Powder Room & Sep WC
- Large Laundry – Abundant Storage Throughout plus External Store Room
- Double Carport – Lawn Area Front & Rear – Tropical Screening Around Pool
- Close to Excellent Schools, Beach, Hospital & Casuarina Shopping Complex

This is a property to covet and once it is yours, it will be the envy of all your friends and family. Mind you, this home was built for entertaining and sharing special times with those you love, so they will enjoy spending time here as much as you do. Tropical living just got so much better.

Additional Information: Council Rates: Approx \$2,050 per annum
Year Built: 2011
Area under Title: 685 sqm
Status: Vacant Possession
Rental Estimate: \$800 to \$900 per week
Vendors Conveyancer: Acquarius Conveyancing
Building Report: Available online
Pest Report: Available online
Settlement Period: 45 days
Easements as Per Title: Electricity supply Easement to Power of Water Corporation

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