

**9/15 Lakes Crescent, Marrara, NT 0812**

**CENTRAL**

**Sold Townhouse**

Saturday, 12 August 2023

9/15 Lakes Crescent, Marrara, NT 0812

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 426 m2**

**Type: Townhouse**



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**\$560,000**

Text 15LAK to 0488 810 057 for more property information  
Positioned at the front of a small complex of homes, this free standing townhouse has all the vibes of a family home. At the front there is a single garage parking bay along with room for two more in the driveway PLUS there is a side gated entry to the courtyard where you could park the trailer or the boat. A sheltered front porch allows access into the home with security screens for your peace of mind. Inside is a foyer to kick off your shoes and drop your bag before exploring the expansive open plan living and dining areas on the ground floor with sky high roofline and walls of windows capturing the natural light and soft breezes. The kitchen is gorgeous and sleek with wrap around counters and banks of built in storage including overhead cupboards. There is a 4th bedroom / home office on the ground floor with sliding door access through to the courtyard entertaining areas and the spa. Also on the ground level is a W/C and an internal laundry room with built in storage space and access to the back yard. Upstairs are three bedrooms each with a robe and A/C. the master bedroom suite is generously sized and includes a sliding door through to the balcony with views over the streetscape below. The bathroom is gorg with modern design and twin vanity and glass framed shower. Within the courtyard is an in ground spa and a verandah that extends out, there are poles installed for the shade sail if you would like to install one to further shade the outdoor entertaining areas. Down the side of the home is a frangipani in full bloom and a grassy yard for the kids or pets to play. Walk to nearby parklands with play areas along with a fenced in parklands for the dog. Jump on your bike and spend your free time on the Casuarina Coastline basking in the sunlight and sand with the Jetty nearby. Close to the Charles Darwin University along with the Royal Darwin Hospital. Around the Suburb: • Walk to community parklands and play areas • Nearby to the golf course with access for residents • Ride your bike with the kids to public and private school options • Spend your free time at the Leanyer Water Park or Skate Park • Take a stroll along the Casuarina Coastline. • Watch a sunset over the Dripstone Cliffs • Ride your bike to the CDU campus • Across the road is a dog park • 5 minutes from the RDH Council Rates: Approx. \$1600 per annum Area Under Title: 426 sqm Zoning: LMR (Low-Medium Density Residential) Pool Status: Pool Certified to Modified Australian Standard (MAS) on Unit 9 Status: Tenanted Body Corporate: Altitude Management Body Corporate Levies: Approx. \$1693 per quarter Rental Estimate: Approx \$520 - \$550 per week Vendors Conveyancer: Tschirpig Conveyancing Building Report: Available on webbook Pest Report: Available on webbook Settlement period: 30 Days or variation Deposit: 10% or variation on request Easements as per title: None Found