9 Egret Court, Wulagi, NT 0812
House For Sale

Friday, 1 December 2023

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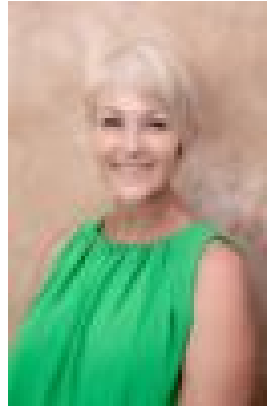
Bedrooms: 3   **Bathrooms: 1**   **Parkings: 2**   **Type: House**

Gabby Sawyer

Tania RickardSimms
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Offers Over $470,000 will be considered

Siding onto a huge community parkland with play areas for the kids and plenty of walking paths to explore with the family, this property is perfect for the home makers seeking a little something to put their own spin on. Shaded from the street with a dense screen of tropical gardens and towering trees, the home is shaded and cool with plenty of leaf litter for the creatures to scurry about; you will find little lizards sun baking, butterflies and bird life flitting through this thick canopy. Around the home there are verandahs on all sides that overlook the gardens and provide a sheltered space for easy entertaining or relaxing with a good book. There is side carport parking for 2 with a storage shed for the tools as well. Within the backyard is an in ground small pool with a shade sail and secure fencing along with parkland views. Inside the home is a large living room and dining area with tiled flooring and air-conditioning. The kitchen has wrap around counters along with overhead storage space and plenty of prep areas to work from. Each of the three bedrooms are a good size and 2 include a BIR and A/C. All bedrooms also include ceiling fans. The bathroom has a corner bathtub/shower combo and a vanity with storage. The laundry room is across the hall with side home access to the mounted clothesline and a linen cupboard as well. Walk to nearby parklands with play areas for the kids, ride your bike with the kids to public and private school options or pop up to the Hibiscus shops. Spend your free time at the Leanyer Water Park or Skate Park or take a stroll along the Casuarina Coastline. Note: Property is currently tenanted @ $530.00 per week - Lease Expires: 04/02/2024Council Rates: $1780.00 per annum (approx.)Area Under Title: 792 SQMZoned: LR (Low Density Residential)