

9 Isabel Court, Anula, NT 0812

CENTRAL

Sold House

Monday, 14 August 2023

9 Isabel Court, Anula, NT 0812

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 823 m2

Type: House



Simon Watts
0889433030



Ella Carling
0889433032

\$399,700

This is your chance to showcase your master building talents and bring this family home back to life. The previous owners have started the renos for you so be prepared to find a few missing tiles, a MIA splash back and some patch and paint work yet to be completed – but this gives you a great foundation and starting point to work from to customize this beauty from a boring house into your dream home. At street level the home has gated entry and a single carport parking bay with a storage unit for the bikes or tools. An extended roofline connects the carport to the verandah giving you a covered outdoor entertaining space that overlooks the in ground spa and rainforest gardens in the back yard. Verandahs hub both sides of the home overlooking the gardens and offering quiet outdoor spaces to enjoy. Inside is a large living room and family room with tiled flooring and split A/C along with banks of louvered windows. The kitchen offers wrap around counters and two way storage plus banks of built in cupboards as well. Each of the three bedrooms has tiled flooring and split A/C along with garden views while 2 include built in robes. The bathroom is original with a bath tub and shower and vanity plus there is an internal laundry room with storage and external access. 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. 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
- Pop up to the Hibiscus shops for meals, shopping and news agency
- 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

Council Rates: Approx. \$1850 per annum Area Under Title: 823 sqm Zoning: LR (Low Density Residential) Pool Status: Pool Certified to Modified Australian Standard (MAS) Status: Vacant Possession Rental Estimate: \$600 - \$650 per week Vendors Conveyancer: Tschirpig Conveyancing Pest & Building Reports: Available on webbook Settlement period: 30 Days Deposit: 10% or variation on request Easements as per title: PAWA Easement & Electricity supply Easement to Power and Water Authority OPENN NEGOTIATION: is the new transparent method of sale allowing buyers to bid with approved terms and conditions. For more information on how Openn Negotiation works see: www.openn.com.au To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and may be brought forward and the property could sell at anytime.