

**9 Notley Place, Parap, NT 0820**

**SMART.**

**Sold House**

Friday, 25 August 2023

9 Notley Place, Parap, NT 0820

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 838 m2**

**Type: House**



Stewie Martin

**\$1,236,671**

Located in an exclusive Heritage Park Estate alongside only a number of other homes. With parks, shops, cafes and the foreshore on your doorstep, this home offers a tropical retreat and fabulous lifestyle. Features • Stunning tropical home • Wide passages flanked with louvres • High ceilings • Bi-fold doors opening out to large deck • Spacious master suite • Lush tropical, reticulated garden • Remote gate access • Walk to Parap shops and markets, cafes etc • Stroll down to the Sailing and Trailer Boat clubs • Fannie Bay moments away and CBD in close proximity Whether coming from the carport or directly up the front steps, the bridged entry followed by the stunning entrance hall, which doubles as a breezeway, makes this simply the most inviting house to enter. To orientate, on your right, we have the living quarters and to your left, the breezeway leads to the sleeping quarters. Starting with the rumpus room, you'll get a feel for the immaculate style and architecture of this home. Given its position, it could be employed as a work from home space, but as it stands it's a wonderful den. The stunning open living and dining area, with warm timber floors, then opens out before you. Integrating the gourmet kitchen with stone benchtops, induction cooktop, stainless-steel appliances and extra-large walk-in pantry. The high ceilings and bank of louvered windows above the stacking bi-fold doors, lead out to the verandah. The vast decked verandah, a functioning living space, overlooks the reticulated landscaped gardens and lawns and is perfect for dining and entertaining. From the living area, cross the private breezeway to the most wonderful master suite. The suite hosts generous proportions, double walk-in robe and large, open wet room style ensuite. The suite also boasts dual entry, also opening the main sleeping quarter's passageway. Bedrooms two and three, are both bright, well-appointed and with high-end fitted robes. While bedroom four is a little larger, bathed in light and again, hosts fitted robes. Find the generously sized laundry with built in storage, just next to the main bathroom. This bathroom is as you have come to expect in this home, stunning. With bath, wet-room style shower and stylish vanity. This Balinese inspired luxury home, located in a quiet cul-de-sac and close to everything you could need, must be seen to be believed. Arrange your viewing today! Additional Information as follows: • Council Rates: Approx \$3250 per annum • Year Built: 2013 • Planning Scheme Zone: SD21 (Specific Use) • Area under Title: 838 sqm • Status: Vacant Possession • Rental Estimate: \$1000 - \$1200 per week • Settlement Period: 45 days • Easements as Per Title: Electricity supply Easement to Power and Water Corporation