

**91 Britomart Gardens, Alawa, NT 0810**



**House For Sale**

Wednesday, 29 May 2024

91 Britomart Gardens, Alawa, NT 0810

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 738 m2**

**Type: House**



Matt Englund  
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## AUCTION ON-SITE

Delivering a sought-after blend of substantial, luxury living, this modern residence is poised for indoor/outdoor entertaining and enjoyment. Thoughtfully designed and enhanced by generous accommodation spaces showcasing: super-sized open planned living room with ample versatility, large bedrooms with built in robes, sparkling inground pool, lush tropical gardens & a convenient fourth bedroom + bathroom + kitchenette + living area are tucked away under the main residence, creating the perfect guest haven or teenage retreat. Adding further functionality are 2 garden sheds to the rear of the block, along with an additional outdoor 'hang out' spot siding the pool. With abundant windows throughout, this home ensures excellent cross-ventilation and natural light, enhancing its unique charm and creating a spacious, inviting atmosphere. The home has been repainted (inside & out), roof has been freshly re-sheeted, new electrical throughout, the list goes on. If you'd like a copy of the document that states all of the work that has been completed, just let us know! Ideally located in Alawa, one of Darwin's best-kept secrets, this home offers proximity to all essential amenities. Casuarina Square, Charles Darwin University, and the hospital are all within easy reach. Going to Auction on Thursday 20th June at 5:30pm - the Vendor is open to offers prior to! For more information or to arrange an inspection, please contact Matt on 0417 866 821 or Demi on 0448 951 305. Year Built: Approx. 1970s Area Under Title: 738m<sup>2</sup> Status: Vacant Possession Rental Estimate in the Current Market: \$850 per week Easements: Easement to Power and Water Authority Zoning: LR (Low Density Residential) Council Rates: Approx. \$1,860 per annum Settlement Period: 30 days from the date of Contract (discuss alternative with Agent) Deposit: 10% of the Purchase Price Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.