

# 92 Wagait Tower Road, Wagait Beach, NT 0822



## House For Sale

Friday, 29 March 2024

92 Wagait Tower Road, Wagait Beach, NT 0822

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1 m2**

**Type: House**



George Pikos

**\$598,000**

Solidly built, fully certified and ready for action this 2 bedroom home is close to the local store and within a casual stroll to the beach! You'll love living here – and so will your guests! Set in the middle of the small beach-side community of Wagait Beach "Coxy's Retreat" is currently utilized as an Airbnb – and it's booked solid every dry season! In fact, inspections are only available during gaps within bookings so call George today to secure your appointment. Pick up from the Mandorah ferry is available if required. Vital Facts... \* Lot: 12 Hundred of Bray \* Zoning: RL (Rural Living) \* Size: 10,000m<sup>2</sup> (1ha approx.) \* Perimeter fencing around 1 acre with 1 acres left as land for wildlife \* Easements: None known \* Council Rates: \$1,000 per year approx. \* Services: Rain water tank – approx 22,000lts capacity | Town Power | Septic tank | School bus service \* House detail: Built circa 2000 \* Pool detail: Compliant and registered What's great about this property... \* Easily maintained 2 bedroom ground level home set away from the street ensuring quiet enjoyment and complete privacy. \* Both bedrooms come with excellent storage space, big windows that offer garden views and air-con. \* Fully tiled interiors with big breeze-catching windows, ceiling fans and full air-conditioning assists in keeping the home as cool as possible all year round. \* Compact country style kitchen comes with ample storage options and great views over the garden. \* Bathroom includes a bath tub with a separate shower. Separate laundry too! \* Verandahs fully surround the home keeping direct sunlight off walls and minimizing the house running costs. \* Stunning pool area is fully certified with safety fence and includes separate free-standing gazebo. \* Adjoining the pool is a larger entertaining area making this the ideal BBQ zone. \* 2 in tandem carport parking with ample parking away from the home Things you'll love about life at Wagait Beach. \* Quiet beachside rural village setting only a short 15min ferry ride from Darwin. \* Cox Country Club 3 mins drive. \* Active Community Council \* Weekly garbage collection \* Wagait Beach is accessible by car (approx 1 hour to Coolalinga) or Sea Link offer a reliable regular passenger Ferry service from Mandorah to Cullen Bay (approx 15min ride) \* Public Boat Ramp at the Mandorah Jetty Call George today to arrange your private inspection on 0438 004 800