

1 Marella Street, Larrakeyah, NT 0820

CENTRAL

House For Sale

Friday, 12 July 2024

1 Marella Street, Larrakeyah, NT 0820

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 1090 m2

Type: House



Darren Hunt
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Price Guide \$1,000,000

Text 1MAR to 0480 001 403 for more property information Situated in a prime location within highly sought-after Larrakeyah, this spacious residence delivers an abundance of potential on an enormous 1,090sqm. block, steps from Larrakeyah Primary School and the waterfront.

- Huge corner block in incredibly desirable setting
- Amazing potential through home and block
- Polished timber floors and banks of louvres through upper level
- Large living room adjoins smartly presented kitchen
- Two robed bedrooms, flexi third bedroom and bathroom
- Front and rear balcony connect to ground level
- Ground level open-plan, kitchen and two bedrooms
- Second bathroom, additional WC and laundry
- Alfresco living overlooks large yard and pool
- Double carport plus driveway parking on fenced block

If you're looking for a property as a project in a position that simply couldn't be better, this is one you absolutely need to put at the top of your list! As is, the residence provides an expanse of living space over two separate levels. Upstairs, you find a beautifully lit layout, enhanced by polished Cypress floors, plentiful natural light and banks of louvre windows that catch lovely cooling breezes. Living space up here focuses on a spacious lounge room and adjoining kitchen featuring modern appliances, heaps of storage and a handy breakfast bar. There is also a bathroom and three bedrooms on this level, two of which are robed, and one that could function as a separate living room or home office. Connecting the upper level to ground are two balconies, one large enough for alfresco dining, enjoying a leafy green outlook. Down on ground level, there is so much potential within a great open-plan, kitchen and two bedrooms, serviced by a second bathroom, additional WC and laundry. There is further alfresco space to enjoy down here, plus a sparkling inground pool, framed by an extensive backyard. Completing the current layout is a double carport, and there is an oversized shed providing additional convenience. Allowing you to walk or ride to Cullen Bay and the best of the CBD, this is a rare opportunity to buy, update and add value in this fabulous location on a massive corner block. Don't let it pass you by - arrange your inspection today.

Council Rates: \$4,360 per annum (approx.) Area Under Title: 1090 square metres Zoning Information: LMR (Low-Medium Density Residential) Status: Vacant Possession Swimming Pool: Compliant to Modified Australian Standard Easements as per title: None found