

**13 Erldunda Street, Tiwi, NT, 0810**

**SMART.**

**House For Sale**

Monday, 28 October 2024

13 Erldunda Street, Tiwi, NT, 0810

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Stewie Martin



Kam Gill

## Charming Family Home in the Heart of Tiwi

Please copy and paste the link for reports & more information: <https://shorturl.at/FXW79>

Step into the perfect family home, located in the highly sought-after suburb of Tiwi. This charming 3-bedroom, 1-bathroom residence offers comfort, style, and an abundance of space for the whole family. The open-plan kitchen, dining, and living area creates a welcoming and functional space that flows seamlessly into the outdoor entertaining area.

Outside features well established gardens, fully irrigated. The massive patio is ideal for hosting family gatherings, barbecues, or simply enjoying the stunning Darwin weather. The huge swimming pool, surrounded by a paved area, provides a resort-like feel, making it the perfect place to relax or entertain guests. Solar power and solar hot water to help with those wet season power bills.

The fully tiled home comes equipped with split system air conditioning throughout, ensuring comfort during the warm tropical climate. Each generously sized bedroom features built-in robes, while the modern updated kitchen boasts ample storage and contemporary finishes. The spacious recently refurbished bathroom with stone bench top, floor-to-ceiling tiles adds a touch of luxury to your daily routine.

A secure brick wall with an electric gate enhances both the privacy and security of the property, providing peace of mind while adding curb appeal. Whether you're looking for a quiet family retreat or a place to entertain, this home ticks all the boxes. Undercover carport has room for 2 cars plus space for additional 2 cars.

### Property Highlights:

- ☑ Beautiful 3-bedroom, 1-bathroom family home
- ☑ Dual carport with additional parking space
- ☑ Expansive patio overlooking the large swimming pool, perfect for entertaining
- ☑ Modern updated open-plan kitchen, dining, and living area with a spacious layout
- ☑ Fully tiled with split system air conditioners throughout for year-round comfort
- ☑ Generously sized bedrooms, all with built-in robes
- ☑ Contemporary updated kitchen with ample storage space and modern appliances.
- ☑ Spacious bathroom features large shower, with floor-to-ceiling tiles, stone bench top for a sleek, modern look.
- ☑ Secure front yard with a brick wall and electric gate for added privacy
- ☑ Well established gardens fully irrigated
- ☑ Large paved area surrounding the pool for low-maintenance outdoor living
- ☑ Solar power and hot water system

### Key Neighbourhood Features:

- ☑ Nakara Primary School (800m)
- ☑ Charles Darwin University (1.1km)
- ☑ Casuarina Beach (1.5km)
- ☑ Royal Darwin Hospital (1.6km)
- ☑ Casuarina Shopping Centre (1.7km)
- ☑ Tracey Village Social and Sports Club (1.8km)
- ☑ Casuarina Aquatics & Leisure Centre (1.9km)
- ☑ Nightcliff Beach (6.3km)

### Additional Information as follows:

- ☑ Council Rates: Approx \$2,000 per annum
- ☑ Year Built: 1980
- ☑ Planning Scheme Zone: LR (Low Density Residential)
- ☑ Area under Title: 812sqm

❓Status: Vacant Possession

❓Rental Estimate: \$625-\$675 per week

❓Settlement Period: 45 days

❓Easements as Per Title: Sewerage Easement to Power and Water Authority