

**13 Knight St, Fannie Bay, NT, 0820**

**CENTRAL**

**House For Sale**

Thursday, 29 August 2024

13 Knight St, Fannie Bay, NT, 0820

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Renovated quintessential elevated home + granny flat in A+ location!

Text KNIGHT to 0480 001 403 for more property information

Situated on a commanding 1160m<sup>2</sup> corner block in one of the most coveted locations one can find in the entire NT, 13 Knight Street is a phenomenal opportunity to secure your place in one of the best streets in the best suburbs in Darwin.

A quintessential territory elevated recently renovated loaded with character and charm that can be enjoyed immediately with so much potential to add value in the future should you desire.

Perfectly positioned walking distance from the beach, this traditional elevated home reveals a spacious, renovated interior with granny flat beneath. Selling itself on its location, it's also a short stroll to Fannie Bay and Parap's many popular amenities.

What we love about this opportunity:

- Oversized corner block in tremendously sought-after 10/10 location
- Renovated interior spans two spacious levels
- Beautifully lit upper level flaunts polished timber floors
- Open-plan living adjoined by smart galley-style kitchen
- Three generous bedrooms feature upstairs, each with built-in robes
- Full family bathroom with bath, shower and separate WC
- Granny flat features living, kitchenette, bedroom and bathroom
- Internal laundry, air-conditioned throughout, 6.6kW solar to reduce the power bills
- Large grassy yard with patio seating and lots of potential ideal for a game of backyard cricket such is its size
- Huge freestanding shed, carport and driveway parking

Providing plenty of space for all the family, this lovely home creates the most perfect base within highly desirable Fannie Bay, close to the beach and an array of lifestyle amenities, while still being only moments from the city.

Revealing a classic elevated layout, the home adds to this with a renovated granny flat below, working well for larger families, extended families and those who need to accommodate guests.

Starting on the upper level, you find a bright, beautifully lit layout accentuated by polished timber floors, effortless neutrals and a lush green aspect. At the heart of things, open-plan living is relaxed and inviting, overlooked by a spotless galley-style kitchen with modern appliances.

Three generous robed bedrooms feature on this level, including a larger master with private entry access. Central to these is a tastefully appointed bathroom with bath, shower and separate WC.

With two sets of external stairs, there is also an internal staircase offering access to the granny flat below. This space is marvellously versatile, and could be used as open-plan living with kitchenette and separate bedroom, or as a teenagers' retreat, home office or simply additional living space.

There is also a second bathroom and laundry on this level, as well as carport parking. Adding further appeal is AC throughout, and a XkW solar system to help lower those power bills.

Heading outside, there is so much potential! Currently, there is patio seating framed by a large grassy yard, which could easily accommodate a pool and extensive alfresco living space. There is also a huge freestanding shed, which tradies and hobbyists will love!

**Location:**

13 Knight benefits from the many conveniences of trendy suburbia as is the absolute definition of blue chip real estate. Neatly tucked away in an elite strip of Darwin's finest homes you are just a short walk to the Cool Spot Café and Fannie Bay Shops with restaurants, bakery, butcher, Manuel's IGA supermarket and more.

Live amongst the best blue chip real estate in the NT a hop, skip & jump to any of the Darwin Sailing Club, Trailer Boat Club, Darwin Ski Club and only minutes to East point reserve, Darwin High School, Museum, Fannie Bay race track, Parap markets, Parap Pool, several primary schools, Mindil Beach Markets and Lake Alexander. Lifestyle locations don't come any better than this!

Viewing by appointment only.

Council Rates: \$4,250 per annum (approx.)

Date Built: 1978

Area Under Title: 1160 square metres

Zoning Information: LR (Low Density Residential)

Status: Vacant Possession

Building Report: Coming soon

Pest Report: Coming soon

Easements as per title: None found