

22 Martin Crescent, Coconut Grove, NT, 0810

CENTRAL

House For Sale

Thursday, 29 August 2024

22 Martin Crescent, Coconut Grove, NT, 0810

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

A Secluded Tropical Oasis Just Steps from the Ocean

Nestled in a prestigious, tightly held cul-de-sac, this home is more than just a residence—it's a rare gem in one of Darwin's most sought-after streets. Martin Crescent is so close to the ocean you can smell it in the air and feel the sea breezes move through the home but it is so private no one knows you are there. Walk to the Nightcliff Market for your weekend Laksa and then retreat back into your own tropical hideaway where you are surrounded by other likeminded people.

Key Features:

- Four Bedroom + Study Home Wrapping Around Pool & Spa
- High Ceilings Throughout Add to The Sense of Space
- Open Plan Living Leading to Outdoor Entertaining in Lush Garden Setting
- Quality Timber Kitchen – Excellent Storage & Bench Space, S/S Appliances
- Two-Way Main Bathroom – Double Vanity, Separate Bath & Shower
- Master & Second Bedroom with Two-Way Ensuite
- Walk in Robes to Three Bedrooms
- Multipurpose Home Office & Abundant Storage Throughout
- Stunning Pool & Outdoor Area Surrounded by Gorgeous Tropical Gardens
- Ample room for Cars and Boat
- Air Conditioned & Tiled Throughout, Security on All Doors & Windows

Thoughtfully designed, this expansive home features two distinct wings divided by a breathtaking pool, surrounded by lush tropical gardens. Natural light floods every room, creating a vibrant and refreshing ambiance. As you step into the open-plan living area, your gaze is drawn to the expansive covered patio and adjoining courtyard—perfect for entertaining or unwinding in your serene retreat.

Entertaining and cooking for a crowd is made easy thanks to the generous kitchen. Offering loads of prep space and quality timber cabinetry with abundant storage, meal times will be fun and interactive while family and friends linger around the breakfast bar.

The bedroom configuration has been well planned with all four bedrooms having an ensuite; bedrooms one & two share a two way bathroom, while bedrooms three & four have direct access to the main bathroom, cutting down on the cleaning dramatically! The main bathroom benefits from a full bath, separate shower and double vanity. A powder room is available for guests just off the living area.

Three of the four bedrooms have walk in robes, the study also has built in storage and there are two linen cupboards in the hallway meaning storage will never be an issue in this home. The master bedroom is a great size and opens out to a private poolside patio. The large bedroom in the middle of the home could be otherwise utilized as a home theatre room or second living room with double doors leading to the hallway overlooking the pool.

The external laundry offers an additional toilet close to the pool area which is super handy. There is parking for two vehicles in the double carport and a good sized garden shed in the gorgeous backyard that features beautifully maintained landscaped gardens.

This wonderful and unique four bedroom plus study family home; in fact one of the endearing characteristics of this neighbourhood is that all of the homes are exceptional in their own way. The entire street is a tropical paradise and the quiet privacy enjoyed by each property is a drawcard that cannot be underestimated.

Auction: ON SITE @ 6:00PM - TUESDAY, 10 SEPTEMBER 2024

Council Rates: \$2,550 Approx. per annum

Area Under Title: 847m²

Year Built: 1993

Pool Status: Compliant (Community Safety Standard)

Status: Vacant Possession

Rental Estimate: \$1,100pw

Vendors Conveyancer: Aquarius Conveyancing

Settlement period: 30 Days

Deposit: 10% or variation on request

Easements as per title: None Found