

**24 Dalwood Crescent, Malak, NT, 0812**

**CENTRAL**

**House For Sale**

Saturday, 14 September 2024

24 Dalwood Crescent, Malak, NT, 0812

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tom Kiem

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## Potential Plus!

For more property information text 24DAL to 0488 810 057

Home makers this one is for you – seek the potential in this two story family home and capitalize with good returns with just some elbow grease.

24 Dalwood Crescent is a generous corner allotment with double gated entry points so there is plenty of room for the boat, trailer and the vehicles as well. The gardens are established with towering palm trees and some underbrush, but there is plenty of room to improve here as well. Imagine this spring to life in the wet season with green lawns and some colorful plants – an easy fix for big impact.

On the ground level the home has multiple sliding doors that let in a bounty of light to flood in over the tiled flooring. There is a generous living and dining area plus an enclosed rear verandah that has indoor / outdoor vibes along with access to a full bathroom and the laundry room amenities as well.

The kitchen offers wrap around laminate counters with built in storage space plus there is a pantry built in under the stairs for additional storage capacity.

Upstairs there are three light filled bedrooms each with a built in robe and large sliding windows to capture the breeze and let in the natural light. The bathroom offers a relaxing bath tub / shower combo and a sep toilet plus there is a linen press in the hallway.

Within the yard is an in ground swimming pool and outdoor entertaining area under a shade sail that needs to be restrung. There is a green house for the potted plants and a huge side yard for the kids or pets to play in.

If location is everything then this home has it all – moments from the Casuarina Coastline, Leanyer Water Park, schooling options and plenty of local parks as well as after school activities, employment options and the RDH and CDU are also only moments away.

- Home makers this one is for you!
- 3 bedroom, two storey home with plenty of potential
- In ground swimming pool and outdoor entertaining areas
- Built in workshop shed with rear roller door access
- Green house / potting shed perfect for the plants to thrive in
- Kitchen has laminate counters and wrap around counters
- Walk in pantry with plenty of storage space
- Open plan living and dining areas have tiled flooring
- Semi enclosed indoor / outdoor family room
- Full bathroom and laundry room on the lower level
- Three bedrooms upstairs all with a built in robe
- Main bedroom has private external stair access
- Main bathroom includes a bath tub / shower combo and sep toilet
- Large corner allotment with dual access driveway
- Plenty of parking space, room for the boat, single carport parking
- Hardwood timber flooring throughout the first level

Around the Suburb:

- Walk to community parklands and play areas for the kids
- Ride your bike with the kids to public and private school options
- Nearby to the Leanyer Water and Skate Park

- 25 minutes from Casuarina Shops
- Enjoys the Nightcliff foreshore and Dripstone Cliffs

Council Rates: Approx. \$1,700 per annum

Area Under Title: 972 sqm

Year Built: 1972

Zoning: LR (Low Density Residential)

Pool Status: Compliant to Non-standard Safety Provision

Status: Vacant Possession

Rental Estimate: Approx. \$500 - \$520 per week.

Settlement period: 45 day or variation on request

Deposit: 10% or variation on request

Easements as per title: none found