

**28 Namarluk Drive, Ludmilla, NT 0820**

**CENTRAL**

**House For Sale**

Thursday, 4 July 2024

28 Namarluk Drive, Ludmilla, NT 0820

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 786 m2**

**Type: House**



Simon Watts  
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## Open Negotiation

To view property reports or to place a bid/offer text 28NEM to 0488 810 057 This turnkey home is ready for new owners to move in and make it home! Gated at street level with an electric gate and a thick screen of tropical gardens, what's beyond the gates is total privacy and a tranquil tropical lifestyle for the entertainers and the families alike. The home has side parking options with a shade sail at the far end where the boat or trailer can be parked up. There is a garden shed for the tools and a grassed backyard where the trampoline can go. Lush lawns out the front offer space for cartwheels and fetch with Fido. Step up into the home into a generous open plan living and dining area that has tiled flooring underfoot and air-conditioning as well as glass double doors that lead through to the rear verandah and outdoor entertaining areas. The kitchen has been modernised with a fresh touch that includes overhead storage space and plenty of prep areas to work from along with a breakfast bar nook and pantry as well. Down the hallway are four bedrooms each with robes and tiled flooring and endless banks of louvered windows, for that gorgeous dry season breeze. The master bedroom suite includes a walk-in robe and ensuite bathroom. The main bathroom has a modern design with a touch of timber that adds in a homely vibe. There is an internal laundry room with access to the back yard. Outside the home has a central sheltered verandah that overlooks the parking areas – this is a quiet space for the little kids to play or a space to store the bikes. On the opposite side of the home is a tranquil outdoor entertaining area encased with plants that overlooks the swimming pool and water feature. Around the suburb:- Walk the kids to Ludmilla Primary School 10 minutes away- Spend Saturday mornings at Parap Markets for a local shop & bite to eat at the iconic food stalls- The morning peak-hour commute to work in the CBD will only be 15 minutes- For all your amenities, a 5 minute drive will see you to Nightcliff Shopping Centre for your Woolworths, chemist, news agency & bakery needs Council Rates: Approx. \$2,100 per annum Area Under Title: 786 sqm Zoning: LR (Low Density Residential) Pool Status: Compliant to Modified Australian Standard Status: Vacant Possession Rental Estimate: \$780- \$850 per week Building Report: Available Pest Report: Available Settlement period: 40 days or variation on request Deposit: \$30,000 or variation on request Easements as per title: Easement to Power and Water Authority (runs along frontage)