

3 Mawalan Court, Ludmilla, NT, 0820

CENTRAL

House For Sale

Wednesday, 7 August 2024

3 Mawalan Court, Ludmilla, NT, 0820

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Magazine Worthy

Straight out of the pages of show home magazine, this property is a stunner that will entice the savvy home makers seeking a move in ready home with the WOW factor on every level. Extensively renovated throughout, this property has black and silver tones that really POP against the lush tropical foliage that encases it offering a totally private and tranquil space to relax or entertain in.

Gated at street level with remote access, there is dual carport parking and room for the bikes and scooters as well. Gated entry to the backyard and side yard allows the pets and kids to play safely away from the cars at the front.

On the ground level are the main living areas with polished concrete flooring underfoot and the original beams of the home on display for that modern aesthetic. At the far end is the kitchen with warm timber counters and a feature splashback along with pendant lighting and views over the swimming pool. The main bathroom on this level has hidden storage and a classy design.

Outside the home continues to impress on a grand scale with a glass framed in ground swimming pool backdropped with lush tropical gardens. There is a built in water feature and stunning hand picked gardens that really pop. There is an outdoor shower and gated access to the backyard with lush lawns ready for a game of cricket. Three fruiting banana trees in the garden.

Upstairs the original home has been extended onto so there is a large 4th bedroom which was the original master bedroom plus 2 additional bedrooms all with built in robes and louvered windows. The master bedroom suite – WOW. This room has a feature wall along with pendant lighting, a sleek walk in robe with LED lighting and an ensuite bathroom with twin shower, twin vanity and a once-in-a-lifetime window to the world with garden views (mirrored from the outside for privacy). Epic!

Property features:

- Expertly crafted home with magazine worthy finishes throughout
- Master bedroom suite with ensuite bathroom and walk in robe
- Walk in robe has LED lighting strips
- Ensuite bathroom with twin vanity and twin shower and window to the world
- 3 additional bedrooms on the first level all with timber flooring, louvers and robes
- Main bathroom is OG with rustic charm, bath tub / shower combo and sep toilet
- Ground level has a modern bathroom with hidden storage space and modern tones
- Polished concrete flooring underfoot on the ground level
- Kitchen has wrap around counters with pendant lighting
- Dining room has doors through to the outdoor entertaining areas
- Poolside entertaining with decked outdoor space
- Glass framed swimming pool backdropped with lush tropical gardens
- Outdoor shower and an in ground pond water feature
- Large backyard with lush lawns and tropical gardens
- Carport parking for 2 with electronic gated entry
- Side gated entry to the backyard, internal laundry room
- Hidden storage under the stairs is a huge boon for the home

For more property information including reports text 3MAW to 0488 810 057

Auction: Sunday, 25th August @ 11:30am

Council Rates: Approx. \$2,060 per annum

Area Under Title: 766 sqm

Year Built: 1979

Zoning: LR (Low Density Residential)

Pool Status: Pool Certified to Modified Australian Standard (MAS)

Status: Vacant Possession

Rental Estimate: Approx. \$975 - \$1,100 per week

Building Report: Available on request

Pest Report: Available on request

Settlement period: 30 Days or variation on request

Deposit: 10% or variation on request

Easements as per title: Sewerage Easement to Power and Water Authority

Drainage Easement to Northern Territory of Australia