

**32 Wagaman Terrace, Wagaman, NT, 0810**



**House For Sale**

Friday, 9 August 2024

32 Wagaman Terrace, Wagaman, NT, 0810

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Entertainer's Serene Oasis

Nestled in a serene location on a generous 1280m<sup>2</sup> block, this beautiful oasis offers a peaceful environment teeming with birdlife. With its close proximity to essential amenities, this is an opportunity not to be missed.

Externally, the home is an entertainer's dream with a spacious outdoor area and a wraparound verandah that overlooks a sparkling swimming pool, perfect for those warmer months. The tropical plants surrounding the pool create a lush, private retreat. Additionally, a huge shed provides ample space for a workshop or extra storage. Solar panels further enhance the property's appeal by offering energy efficiency and reduced utility costs.

Step inside to a seamless layout where the open living, dining, and kitchen areas flow effortlessly into one another. The kitchen boasts ample storage and an electric cooktop, catering to all your culinary needs. Split system air conditioning and ceiling fans throughout the home ensure year-round comfort. The property features four bedrooms, all with built-in robes, and two well-appointed bathrooms, providing ample space for the entire family. Beyond the main living areas, two additional storerooms/living areas offer versatile spaces, one of which includes a bathroom, making it perfect for guests or a home office.

The home features two entrances, allowing for a nice breeze to flow through, enhancing the comfort and ambiance of the living spaces. This home's location caters to all lifestyle needs, being just moments away from local parks and the Hibiscus Shopping Centre for all your daily necessities. Casuarina Square, a short drive away, offers more extensive shopping options. The airport is within a convenient 10-minute drive, and the Nightcliff foreshore, with its beachfront dining and recreational areas, is right around the corner. For education, Wagaman Primary School, Casuarina College and the university's Casuarina Campus are all nearby. Additionally, the hospital is within close proximity, ensuring peace of mind for healthcare needs.

Year Built: 1979

Council Rates: \$1600 per annum

Area Under Title: 1280 m<sup>2</sup>

Rental Estimate: \$750 to \$800 per week

Preferred Settlement Period: 30 Days

Preferred Deposit: 10%

Easements as per title: Sewage and Power Easement

Zoning: Low Density Residential

Status: Owner Occupied

- Situated on a sprawling 1280m<sup>2</sup> block
- Split system air conditioning and ceiling fans
- 4 Bedrooms all with built in robes
- Swimming pool and outdoor entertaining area
- Huge shed ideal for a workshop
- Peaceful location with birdlife surrounding
- Easy access to Darwin airport
- Close to local parks and schools

Call to inspect with The JH Team today!