

**37 Temira Crescent, Larrakeyah, NT, 0820**

**CENTRAL**

**House For Sale**

Sunday, 18 August 2024

37 Temira Crescent, Larrakeyah, NT, 0820

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## The Kahlin Oval Home...

Text 37TEM to 0480 001 403 for more property information

### Why?

37 Temira Cres, Larrakeyah. AAA address. One of only 16 homes that front directly to the prominent Kahlin oval. It's one of the best places to call home. For the new owner, your investment is underpinned by some of Darwin's best homes in one Darwin's best suburbs.

### The Home...

With street presence, the home has obvious architectural merit. From the curved roofing to the prominent corner window encasing the internal timber staircase, the home is perfectly attuned to its prime location.

At ground level you have multiple entry points accessing either a substantial family room, or the more formal entry foyer.

The family room is generous, with approximately 50m<sup>2</sup> of entertaining space. African slate floors are both practical and a visual highlight. A separate study/home office also complements this ground level space. Natural light is a feature, with floor to ceiling windows providing these benefits.

There's also a substantial undercover external dining area that includes a bathroom and enclosed laundry. Bi-folds are the chosen doors throughout, including here.

### Upstairs...

Either via internal or external staircase to the deck, the choice is yours. Polished timber floors are an obvious highlight and create a sophisticated feel in concert with the louvred windows. It's life in the tropics done right.

Four bedrooms, all generous in size, especially the main which includes a walk-in robe. All located on the first level, and as expected, are with BIR's, fans and Air-conditioning.

Kitchen is ideal for those with grander entertaining requirement on their minds. Substantial bench and cupboard space are beneficial for those with this in mind. There's also a servery window directly to the deck.

Lounge and Dining? Both with prominent views, both with balconies to the outside world.

### The Deck...

It's one of the features of the home. It's spacious and without doubt, will be the most utilised part of the home. Capturing breezes and the wonderful view of the oval, it becomes the cornerstone of both everyday living and entertaining at 37 Temira Cres. Very few properties can deliver a lifestyle of this magnitude.

Gardens? Relatively low maintenance with irrigation system for watering.

### Interested?

The home will be desired by many and for the new owner, presents as a potential inter-generational home. The homes here are tightly held, for obvious reasons.

Walk to Cullen Bay for dinner, walk the dog around Darwin's best oval. CBD? Ride a bike if you choose. Location is everything.

37 Temira is for sale now, via the easiest method in today's market, and that's simply come and have a chat to either Darren or Daniel, and we'll show you why it just makes sense.

Council Rates: \$4,350 per annum (approx.)

Date Built: Pre 1975 C - issued on 28/07/1998

Area Under Title: 839 square metres

Zoning Information: LR (Low Density Residential)

Status: Vacant possession

Easements as per title: Drainage easement to Northern Territory of Australia