

**45 Aralia St, Nightcliff, NT, 0810**



**House For Sale**

Tuesday, 15 October 2024

45 Aralia St, Nightcliff, NT, 0810

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Matt Englund  
0404507208

## Luxury Living: 5 Bedroom Home just 100m from the Beach

Positioned along the exclusive Aralia Street in one of Darwin's most prestigious coastal suburbs, this spacious five-bedroom home offers a perfect blend of comfort and convenience for a beach-side lifestyle.

The home's bright, open-plan living areas seamlessly extend to the balcony with subtle sea views whilst overlooking the inviting pool. Gorgeous beam ceilings & arch walkways add a touch of character, while the master suite boasts a well-appointed ensuite featuring a double vanity & double shower, along with a generous walk-in robe.

The separate, self-contained granny flat on the lower level offers independence with its own bedroom, living area, bathroom, and kitchenette. Perfect for accommodating guests, renting out, or providing a private space for extended family members.

Featuring solar panels for energy efficiency, the outdoor space is perfect for family fun, with a large yard for children to play and swim, along with direct access to the neighbouring park with tennis courts. Enjoy the ultimate tropical lifestyle, just steps from the foreshore where you can enjoy morning jogs and coffee breaks, and unwind in the evening at Dom's Bar. If you've been dreaming of a harmonious blend of space, comfort, and an unbeatable location, this property is not to be missed.

For more information or to arrange an inspection, please contact Matt on 0417 866 821 or Demi on 0448 951 305.

Year Built: Approx. 1980

Renovations: Approx. 2019

Area Under Title: 884m<sup>2</sup>

Lease: \$1,300 per week

Lease Expiry: 03/12/2024

Easements: None Found

Zoning: LR (Low Density Residential)

Council Rates: Approx. \$3,180 per annum

Settlement Period: 30 days (discuss alternative with agent)

Deposit: \$20,000

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.