

**46 Blackburn St, Muirhead, NT, 0810**

**SMART.**

**House For Sale**

Thursday, 29 August 2024

46 Blackburn St, Muirhead, NT, 0810

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Stewie Martin



Kam Gill

## Executive Living in Muirhead

Please copy and paste the link for reports & more information: <https://rb.gy/f2tevy>

Impressive 5-bedroom, 2-bathroom executive-style home located in the desirable Muirhead area. A huge master bedroom is set back from the street, offering privacy and quiet, with full-length built-in robes and an ensuite that features a glass-screened shower and a relaxing bathtub.

Bedrooms 2 through 4 are generously proportioned, all larger than most standard homes in Darwin, and include built-in robes and split-system A/C for comfort. A wrap-around kitchen ticks all the boxes with stone counters, stainless steel appliances, a rangehood, overhead storage, a gas cooktop, and a wall-mounted oven.

The open-plan lounge and dining space includes a buffet nook, perfect for displaying art or adding extra storage. Large glass sliding doors open out onto a rear veranda and outdoor entertaining area, where a setup for a kitchenette awaits. Eye-catching pool fencing surrounds the space, offering a stylish alternative to typical metal bars and an easier-to-clean option compared to glass panels.

A massive inground pool, surrounded by established tropical plants that add colour and character, features both shallow and deep areas, perfect for soaking and relaxing with a cool drink. The backyard is rounded out by tropical gardens, an irrigation system, a banana tree, and even a sandpit for the kids.

An internal laundry with sliding door access to the side of the home leads to a wall-mounted clothesline. A spacious dual garage includes built-in storage along the back wall and plenty of room to hang bikes. At the front of the home, a media room offers versatility as an ideal office or potential 5th bedroom with ample space.

Side access with dual gates provides increased options for storing trailers, maintaining the yard, and more. This home is in a highly sought-after area, close to hospitals, CDU, and Casuarina, making it a prime location for executive living.

### Property Highlights:

- ❑ Impressive 5 Bedroom, 2 Bathroom executive style home in Muirhead.
- ❑ Huge master bedroom set back from the street for privacy and quiet, full-length built-in robes and ensuite complete with glass screened, dual head shower and bathtub.
- ❑ Bedrooms 2 thru 4 all include built in robes and split system A/C, all rooms have generous proportions larger than most standard homes in Darwin.
- ❑ Wrap around kitchen ticks all the boxes stone counter, stainless steel appliances, rangehood, overhead storage, gas cooktop and wall mounted oven!!
- ❑ Open plan lounge and dining space with buffet nook for art and storage
- ❑ Large glass sliding doors open out onto rear verandah and outdoor entertaining space.
- ❑ Verandah includes setup for kitchenette and eye-catching pool fencing looking much nicer than the typical metal bars and easier to clean than glass panels!
- ❑ Massive inground pool surrounded by established flowering tropical plants add colour and character, shallow and deep areas for soaking and relaxing with a cool drink.
- ❑ Established tropical gardens, irrigation and various fruit trees, including a banana tree round out the backyard, there is even a sandpit for the kids.
- ❑ Internal laundry has sliding door access to the side of the home and a short walk to the wall mounted clothesline.
- ❑ Spacious dual garage with built in storage along the back and plenty of room to hang the bikes.
- ❑ At the front of the home is a media room which would also make an ideal office or 5th bedroom with room to spare.
- ❑ Side access with dual gates to the side of the home increases your options for storing trailers, yard maintenance and much more!
- ❑ Highly sought after area close to hospitals, CDU, and Casuarina.

Key Neighbourhood Highlights:

- ❑Muirhead Dog Park (850m)
- ❑Breezes Bar & Bistro (1.5km)
- ❑Woolworths Leanyer (2.4km)
- ❑Royal Darwin Hospital (2.5km)
- ❑Casuarina Shopping Centre (2.7km)
- ❑Charles Darwin University (3.9km)
- ❑Lee Point Beach (4.2km)
- ❑Jingili Water Gardens (5.2km)

Additional Information as follows:

- ❑Council Rates: Approx \$2,400 per annum
- ❑Year Built: 2014
- ❑Planning Scheme Zone: SD23 (Specific Use)
- ❑Area under Title: 599sqm
- ❑Status: Vacant Possession
- ❑Rental Estimate: \$850-\$875 per week
- ❑Settlement Period: 45 days
- ❑Easements as Per Title: Nil