

# 76 Tasman Circuit, Wagaman, NT 0810



## House For Sale

Wednesday, 19 June 2024

76 Tasman Circuit, Wagaman, NT 0810

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 699 m2

Type: House



Shyam Thapa  
0889481153

## Openn Negotiation

This property is for sale by Openn Negotiation (Online auction with flexible conditions)The auction has commenced, and the property could sell as early as tomorrow.Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out!(The sellers reserve the right to sell prior) Register to watch the auction at [openn.com.au](http://openn.com.au)This charming, recently renovated 3-bedroom home with a study room and a storeroom, designed in a traditional style, offers a comfortable and convenient lifestyle, making it ideal for families, first-time buyers, or investors. Nestled in a prime Northern suburb location on a corner block of 699m<sup>2</sup>, the property boasts proximity to schools, shopping centers, and essential amenities, ensuring that daily errands and activities are hassle-free.

**Interior Features:**  
**Spacious Living:** The large living and dining area is perfect for family gatherings and entertaining, with built-in shelving adding functionality and character.  
**Functional Spaces:** A separate study area provides a quiet space for work, study, or hobbies.  
**Well-Appointed Bedrooms:** Each of the three bedrooms features built-in robes, offering ample storage space for the whole family.  
**Ample Storage:** The large internal laundry offers abundant storage space, and an additional external storeroom is located at the rear of the carport.

**Exterior Features:**  
**Outdoor Living:** The fully fenced block provides a safe and spacious area for children and pets to play, with ample room for a vegetable patch or other  
**Parking:** A single carport offers covered parking for your vehicle, protecting it from the elements.

**Location Benefits:**  
**Educational Facilities:** The home is just a short walk from Wagaman Primary School, making school runs quick and easy.  
**Shopping Convenience:** With the local shopping center only 3 minutes away and Casuarina Square just 2 minutes away, you'll have quick access to a variety of shops, services, and dining options.

**Additional Information:**  
**Council Rates:** Approx \$1784 per annum  
**Year Built:** 1993  
**Area under Title:** 699 sqm  
**Status:** Vacant Possession  
**Rental Estimate:** \$550 - \$600 per week  
**Easements:** Nil as per Title  
**Contact Information:** For more information or to schedule a viewing, contact Shyam at 0414 287 500. Don't miss out on this opportunity - the market is strong, and this property won't last long!All information, including photos, is gathered from reliable sources. Interested parties are advised to conduct their inquiries.