

**81 Bagot Road, Ludmilla, NT, 0820**

**CENTRAL**

**House For Sale**

Saturday, 14 September 2024

81 Bagot Road, Ludmilla, NT, 0820

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Bigger is Better

For more property information including body corporate and reports text 81BGT to 0488 810 057

Upgrade and upscale your lifestyle with this feature pack home perfectly positioned centrally to both the beachy lifestyle of the Northern Suburbs and the bustle of the city both only 5 mins away!

The home is secure with gated entry and a secure PA gated access point as well as plenty of parking beside the home. There are established tropical gardens that offer shade and a sound barrier along with colourful options to fill your vases year round. On the ground level there is a full suite with a home office / bedroom along with a large living room and a full kitchen, a modern bathroom and storage room as well.

Upstairs the home embraces the tropical lifestyle with a balcony that overlooks the treetops of the gardens below with a view over the swimming pool as well so you can keep an eye on the kids at play. Inside is a supersized living, dining and kitchen area with hard wood flooring and split A/C. The kitchen offers plenty of storage space built in along with a dishwasher and overhead shelving.

Down the hallway are 3 bedrooms all with carpeted flooring and a built in robe as well as a study nook / bonus room as well. The bathroom has a bath / shower combo and a vanity with storage space built in.

Within the back yard is an in ground swimming pool with a decked entertaining space and shade sail overhead along with a wide open grassy yard space perfect for a game of soccer. Established tropical gardens ring the perimeters offering plenty of shade and privacy. Down the side of the home is a parking bay for the boat or trailer along with a gated entry point to a garden shed and a pad maybe for a spa, or an outdoor gym, sand pit or anything else you can think of.

Spend your free time exploring the nearby Casuarina coastline and Dripstone cliffs along with the Leanyer Water Park and of course shopping and leisure at the Casuarina Shops.

### Features and Benefits:

- Two storey family home in a centrally located suburban position
- Gated entry at street level with secure PA gate and vehicle entry point
- Parking a plenty – you can fit 4 cars in here with ease
- Grassy side yard for the kids and pets to play
- Carport area for the boat or the trailer at the back
- Garden shed for the tools and lawn mower, side gated entry to a covered pad
- In ground swimming pool with decked poolside entertaining areas
- Grassy back yard with established tropical gardens
- Under the home is a self contained home with bedroom, bathroom and kitchen
- Upstairs the home has 3 bedrooms all with carpeted flooring underfoot
- Home office / study nook is a great bonus space
- Supersized open plan living, dining and kitchen area with timber flooring underfoot
- Kitchen has open plan rustic design with plenty of built in storage space
- Dishwasher and overhead storage in the kitchen
- Balcony overlooks the yards and the swimming pool below
- Bathroom includes a relaxing bath tub / shower combo and a vanity with storage built in

### Around the Suburb:

- Walk to community parklands and play areas for the kids
- Ride your bike with the kids to public and private school options
- Casuarina is nearby for shopping and leisure

- Spend your free time at the Leanyer Water Park or Skate Park
- Take a stroll along the foreshore at nearby Dripstone Cliffs
- Activities and markets for the family in the Quarter

Council Rates: Approx. \$1750 per annum

Area Under Title: 870 sqm

Year Built: 1980

Zoning: LR (Low Density Residential)

Pool Status: Pool Certified to Non-standard Safety Provision (MAS-NSSP)

Status: Vacant Possession

Rental Estimate: \$700-\$750 per Week

Building Report: Available on request

Pest Report: Available on request

Settlement period: 45 days or on variation request

Deposit: 10% or variation on request

Easements as per title: none found