

1 Emu Court, Wulagi, NT, 0812

CENTRAL

House For Sale

Thursday, 31 October 2024

1 Emu Court, Wulagi, NT, 0812

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

The Wulagi Retreat

Packing a serious punch with an enticing list of perks, this extensively renovated 'Grollo' home stands out from the crowd and is perfect for the home maker seeking a turn key residence that's absolutely ready to be enjoyed immediately.

Manicured gardens set the tone at street level where the home has dual gated entry points with plenty of parking and a garage / storage area for the bikes and tools. Established gardens and open lawns surround the home offering shade and serious WOW factor.

On the ground level is an expansive open plan living, dining and kitchen area with resin flooring underfoot adding in a modern touch. Light and bright, this well presented home has sliding doors through to the supersized verandah from the living areas to give it that indoor / outdoor flow that is so appealing in this climate. The kitchen has been modernised with a fresh outlook, modern cabinetry and plenty of built in storage space along with a corner pantry, wine store and peninsula bench with servery tops.

Also on the ground level is a 4th bedroom option with converted bathroom and a walk in robe as well as a sliding door to the verandah. There is a home office with workbench, under stairs storage and an internal staircase through to the bedroom quarters above.

Upstairs the home has 3 bedrooms each with a built in robe and A/C along with the main bathroom that hosts both a shower and bath tub and a sep toilet.

Outside this home has an incredible verandah that runs the length of the home and overlooks the established gardens and lawns with a lap pool and cascading waterfall completing this epic outdoor space.

There is a paved area for the tools and bins, a garage for the lawn mower and bikes plus an external laundry room sheltered on the back verandah. There is nothing wanting for in this immaculate home.

Walk to nearby parklands with play areas for the kids, ride your bike with the kids to public and private school options or pop up to the Hibiscus shops. Spend your free time at the Leanyer Water Park or Skate Park or take a stroll along the Casuarina Coastline.

It's a very merry Christmas for one fortunate family! 1 Emu is an absolute beauty...

Key features:

- Picture perfect move in ready family home in a great suburban setting
- Gated at street level with dual access points for vehicles, boat, trailer etc
- Under cover parking for at least 2 at the front of the home
- Side garage / workshop with parking for the motorbike and kids bikes
- Ground level has an open plan living, dining and kitchen area
- Kitchen offers hard wearing laminate counters, SS appliances and corner pantry
- Sliding doors lead from the living room through to the verandah
- Verandah is supersized and overlooks the swimming pool
- Outdoor entertaining/relaxing here is as good as it gets
- Lap pool with a seating area and waterfall
- Shade cloth around the pool helps keep the leaves out
- Established automated easy care gardens with lawns around the home
- Upstairs are three bedrooms each with a built in robe and A/C
- Main bathroom upstairs has a bath tub and a shower plus sep toilet
- Downstairs 4th bedroom with walk in robe and access to the bathroom

- Converted laundry room into a modern bathroom with verandah access
- Home office overlooks the front of the home with built in desk
- Sheltered front patio with garden views
- Resin flooring underfoot on the ground level adds a modern touch to the home

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
- Pop up to the Hibiscus shops for meals, shopping and news agency
- Spend your free time at the Leanyer Water Park or Skate Park
- Take a stroll along the Casuarina Coastline.
- Watch a sunset over the Dripstone Cliffs

Auction: Tuesday 26th November 6:00pm on-site

Council Rates: \$2,000 per annum (approx.)

Date Built: House - Post Const - issued on 11/07/1997

Area Under Title: 938 square metres

Zoning Information: LR (Low Density Residential)

Status: Vacant possession

Reports: Pest & Building coming soon

Swimming Pool: Compliant to Modified Australian Standard

Easements as per title: Drainage, Electricity and Sewerage