

**19 Gilbert Street, Ludmilla, NT, 0820**



**House For Sale**

Friday, 15 November 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Great opportunity in a tightly held pocket of homes.

Located in a quiet pocket of Ludmilla that is more akin to Parap, this 2 storey home is set amongst established gardens on a generous sized block. This part of Gilbert Street is a no through road which means traffic past the home is almost non-existent making this home perfect for those looking for privacy and tranquillity.

The ground level of the home includes a full sized kitchen that is equipped with a large gas cooktop and oven, dishwasher, oversized pantry and large breakfast bar. The fully tiled living and dining area opens out onto a fully covered entertaining area that also accesses the plunge pool. For added convenience there is a bathroom downstairs as well as an extra large laundry which could double as a storage area.

Upstairs is the home's 3 bedrooms and main bathroom as well as another kitchen to service the upper living and dining areas. The bedrooms are all air conditioned with timber floors that also extend out into the living areas. There is also a good sized deck for a quiet place to sit and watch the birdlife move through the garden's canopy.

Features include:

- \* Very quiet location in a tightly held pocket of homes
- \* Dual kitchens for the ultimate convenience
- \* Large ground level entertaining area
- \* Big block with established gardens
- \* Multiple storage areas and sheds
- \* Loads of parking with a fully fenced yard
- \* Easy commute to the Turf Club, Parap Shopping village and East Point
- \* Surrounded by other homes on large blocks

Parking is plentiful with a single garage and 2 open spaces on a fully fenced block. There is also a wide gate that allows vehicle access into the rear yard and with 1000m<sup>2</sup> at your fingertips there is plenty of scope for alterations to increase the parking space or add a large shed. This is a great find, make an appointment to inspect now to avoid missing out.

Area under title: 1000m<sup>2</sup> (approx.)

Planning Zone: LR 1/2 Low density residential

Easements: Sewerage Easement to Power and Water

Council Rates: \$2,840 per year (approx.)

Status: Ready to move in