

**27 Spearwood Rd, Sadadeen, NT, 0870**



**House For Sale**

Monday, 28 October 2024

27 Spearwood Rd, Sadadeen, NT, 0870

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Stunning Dual Living Home with Established B&B

Dual living opportunities like this are rare, making this beautifully presented family home on a landscaped 806m<sup>2</sup> block truly special. No expense has been spared in transforming the workshop into a luxury studio apartment—currently leased as an appealing B&B but equally perfect for extended family living or long-term rental. This is a property that offers versatility and potential from the start.

- Updated family home on a 809m<sup>2</sup> block, dual living
- 3 beds with BIR + 1 bath + 2nd toilet near laundry
- Modern, tiled, open-plan living, dining, & kitchen area
- Kitchen: quality appliances gas cooktop, oven, dishwasher, island bench
- Split system Air-con, fireplace and fans
- Energy efficient with solar panels + solar hot water
- Crimsafe, 4-door linen cupboard + workshop/storage
- Fabulous detached studio currently leased as a B&B
- Open-plan living, dining, kitchen, bedroom with air-con
- Modern bathroom with bespoke stone basin, laundry
- Studio opening to a private, shaded courtyard
- Fenced main yard, established gardens, lawns, cubby
- High-clearance carport with parking for 3 vehicles
- 7000lt rainwater tank plumbed to the kitchen sink
- Close to schools, shops, parks, 5 mins to the CBD
- Fantastic dual living opportunity with income potential

Comfortably appointed, the main residence offers three bedrooms, a modern bathroom two toilets, and an open-plan living, dining, and kitchen area. Fresh interiors and upgrades to the bathroom and kitchen in the past few years make this lovely home immediately liveable, with features such as split-system air conditioning and rooftop solar adding functionality. NBN has recently been connected. Water softener for house and studio.

Outside, you'll find a securely fenced yard with established gardens, plenty of space for the kids to play on the grass, and a fantastic covered entertaining area ready for your next barbeque, kid's birthday party, or Christmas lunch. With a high-clearance carport and extra parking in the drive, there's plenty of parking for family and guests.

The light-filled studio boasts panoramic windows and soaring raked ceilings, herringbone tiling, and a bespoke stone basin atop a hand-crafted hardwood vanity, creating a truly unique and stylish sanctuary. Completely self-contained with a fully equipped gas kitchen and laundry facilities, it also features a private courtyard, offering peaceful seclusion from the main home. With current short-term rental yields of \$230-\$280 per night or \$1,100 per week, this space presents a lucrative opportunity for supplementary income.

Dual living is currently in high demand, and with all the work done, you could start earning income from day one. This is a rare opportunity, and it won't last long—contact Dom today to secure your viewing before it's gone.