

28 Graham Street, Stuart Park, NT 0820



House For Sale

Tuesday, 14 January 2025

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Bedrooms: 4

Bathrooms: 2

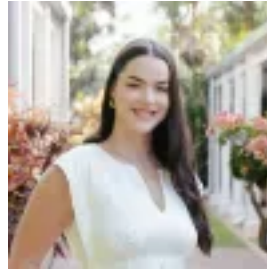
Parkings: 2

Area: 884 m2

Type: House



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Offers Over \$885,000

Property Specifics: Year Built: 1977 Council Rates: Approx. \$2,916 per year Area Under Title: 884 square metres Rental Estimate: Approx. \$900 - \$950 per week Vendor's Conveyancer: Saunders Conveyancing Preferred Settlement Period: 30-45 days from the contract date Preferred Deposit: 10% Easements as per title: Sewerage Easement to Power and Water Authority Zoning: LR (Low Density Residential) Status: Vacant possession Pool Status: Compliant Solar: Solar and solar hot water

Brimming with character, this lovely elevated home creates a gorgeous sense of retreat with its lush rainforest outlook over immaculate tropical gardens, ideally positioned within fabulously desirable Stuart Park, mere moments from the city. - Gorgeous green views and superb sense of privacy indoors and out - Rich timber accents and plentiful character accentuates effortless elegance - Polished timber floors and louvre windows through upper level - Generous open-plan and kitchen open seamlessly to fantastic alfresco - Easy entertaining with treetop views and access to pool and yard - Three lovely bedrooms on upper level, two open to balcony - Well-appointed main bathroom with timber vanity and oversized shower - Granny flat with kitchenette offers excellent flexibility on ground level - Large laundry, second bathroom plus further alfresco living on ground - Double carport, garden shed, storeroom and plentiful driveway parking Moments from local shops and cafes and a short walk from Stuart Park Primary School, this enviably situated family home creates endless appeal on a generous block, complete with ground-level granny flat for extended family, guests or working from home.

Starting on the upper level, you immediately notice all those quintessential details that make this style of elevated tropical home so popular. Polished timber floors sweep underfoot, while banks of louvre windows catch cooling through-breezes and frame verdant garden views. Of course, seamless access to a wonderful alfresco space is another huge tick, and it's all too easy to imagine kicking back on the balcony after a long day, or entertaining friends with a BBQ and pool party on hot, lazy weekends.

In terms of living space, the open-plan feels spacious and inviting, complemented by rich timber accents and connecting naturally with the character-filled kitchen, featuring gas cooking and a great footprint. Three airy bedrooms also feature on this level - two of which also open out to the balcony - and are serviced by a tasteful bathroom with beautiful timber vanity and large walk-in shower. For buyers seeking versatility - or simply more space - the ground-level granny flat is a huge bonus. Featuring its own kitchenette and separate living and sleep areas, it could easily be used as an office or teenagers' retreat. Opening out to further alfresco space beneath the balcony, the granny flat also sits adjacent to the second bathroom, laundry and storeroom. Instantly inviting, the sparkling inground pool will be a hit with the kids, bordered by grassy space and lush tropical gardens. Parking is also accommodated for, while features such as split-system air conditioning and solar add further practical appeal. Given its location and all it has to offer, this property will attract plenty of attention. To arrange a private inspection or make an offer on this property, please contact Andrew Harding 0408 108 698 or Evie Radonich 0439 497 199 at any time.