

**4 Howley Cres, Anula, NT, 0812**

**CENTRAL**

**House For Sale**

Thursday, 28 November 2024

4 Howley Cres, Anula, NT, 0812

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Tom Kiem

0889433027

## Picture Perfect

MUST SEE PROPERTY – perfect for the family, this towering two storey home has a long list of perks that set it head and shoulders above the rest!

Gated at street level with manicured gardens and a formal driveway with parking space for at least 2 – the home sets an impressive visage from the street. Surrounded with tropical gardens and rolling green lawns where the kids and pets can play for hours – this is where family memories are made.

On the ground level of this home is a formal entry where you can kick off your shoes, there is a storage room as well for the kids school bags or toys. A full formal bathroom has a bath tub and a hidden toilet along with external access making this a great loo for the guests in the pool. Next comes the open plan kitchen and living and dining areas framed with windows and glass sliding doors that let in a bounty of natural light and framed the tropical gardens. The kitchen has wrap around counters with a display shelf overhead plus there is a walk in pantry as well.

A 4th bedroom / guest or master suite resides on the lower level and has a sliding door through to the swimming pool and entertaining areas. This room includes A/C and a built in robe as well. Upstairs are the sleeping quarters with 3 bedrooms each with timber flooring and A/C along with large windows to frame the treetop views. Fully renovated bathroom with separate toilet. 2 of the bedrooms include a crawl space storage area – great for the Xmas tree or maybe convert into the coolest of kids cubby play areas with a little bit of work.

The backyard features a tropical in-ground swimming pool, perfect for cooling off and enjoying a soothing massage from the spa jets. The area is surrounded by lush gardens, with a shade sail overhead for added comfort. Secure fencing ensures safety for young children.

The outdoor undercover living spaces complete with kitchenette, lounge and dining space overlooking the pool tropical gardens; perfect for entertaining and relaxing with friends and family. There is a garden shed in the back corner for the mower and tools plus additional storage throughout. Large gravel spaces offer loads of off-street parking with plenty of room for the boat and caravan too.

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.

- Picture perfect family home in a great suburban setting
- Long list of perks attributed to this stunning abode
- Gated entry at street level with plenty of parking at the front of the home
- Side verandahs overlooks the gardens and lawns
- In ground swimming pool with curved fence line to hug the pool
- Shade sail over the swimming pool and some tropical gardens
- Garden shed tucked into the back corner, side paved areas ideal for the trampoline
- Ground level has a master bedroom suite or guest suite with sliding door to the pool
- Open plan living and dining areas have tiled flooring, framed with sliding doors
- Internal staircase through to the sleeping quarters above
- Full main bathroom on the ground level with the laundry amenities
- Kitchen has wrap around counters with a walk in pantry
- Formal foyer to enter the home and kick off your shoes
- Three bedrooms upstairs each with a built in robe and timber flooring
- Bedrooms 1 and 3 both have a crawl space for extra storage
- Main bathroom is modern and well designed with a separate toilet

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

For more property information and reports text 4HOW to 0488 810 057

Council Rates: Approx. \$1,993 per annum

Area Under Title: 981 sqm

Year Built: 1981

Zoning: LR (Low Density Residential)

Pool Status: Compliant to Modified Australian Standard

Status: Vacant Possession

Rental Estimate: Coming Soon!

Settlement period: 45 days or on variation on request

Deposit: 10% or variation on request

Easements as per title: Sewerage Easement to Power and Water Authority