

**41 Brolga St, Wulagi, NT, 0812**

**SMART.**

**House For Sale**

Monday, 28 October 2024

41 Brolga St, Wulagi, NT, 0812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Under Contract in 13 Days!!

Please copy and paste the link for reports & more information: <https://bit.ly/3UadhYF>

### Ideal First Home Starter

Split-level 3-bedroom home with character and charm. A single carport provides entry through the dining area, which opens into a cosy space connected to the wrap-around kitchen, featuring a free standing stainless-steel oven and rangehood.

Storeroom and laundry located right next to the kitchen for convenience. High vaulted ceilings throughout offer a bright, airy feel. Spacious lounge room includes split-system A/C and sliding door access to the carport.

The renovated bathroom boasts a large shower, separate W/C, and floating vanity. All bedrooms include vaulted ceilings, built-in robes, and split-system A/C.

The backyard offers ample space to customize, with established trees and lawns ready for your personal touch. Secure storeroom at the end of the carport, plus plenty of room for off-street parking just inside the main gates.

Conveniently located near schools, shops, and local amenities, with Hibiscus Shopping Centre across the road and Casuarina Square nearby.

### Property Highlights:

- ❑ Split level 3 Bedroom home with plenty of character
- ❑ Single carport leads in to the main entry through the dining space
- ❑ Cozy dining room provides easy access to the kitchen
- ❑ Wrap around kitchen with free-standing stainless-steel oven and rangehood
- ❑ Storeroom and laundry accessed right next to kitchen
- ❑ High vaulted ceilings make the home feel light and airy
- ❑ Large, long lounge room with split system a/c and sliding door access to carport
- ❑ Renovated bathroom has a huge shower space, W/C in its own sub room and floating vanity for easy cleaning
- ❑ All bedrooms have vaulted ceilings, built in robes, and split system A/C
- ❑ Back yard offers plenty of space to add a pool or gardens, with some lawns and established trees it's a blank slate waiting for you to add your touch
- ❑ Secure storeroom off the end of the carport
- ❑ Wide open space just inside the main gates you have plenty of room for secure off-street parking
- ❑ Short drive from local schools and shops
- ❑ Just across the road from Hibiscus shopping centre and close to Casuarina square

### Key Neighbourhood Features:

- ❑ Wulagi Primary School (350m)
- ❑ Hibiscus Shopping Centre (1km)
- ❑ Wagaman Primary School (1.5km)
- ❑ Leanyer Water Park (1.6km)
- ❑ Casuarina Shopping Centre (2km)
- ❑ Charles Darwin University (3.2km)
- ❑ Royal Darwin Hospital (4.3km)
- ❑ Casuarina Beach (4.7km)

### Additional Information as follows:

- ❑ Council Rates: Approx \$2,000 per annum

Year Built: 1978

Planning Scheme Zone: LR (Low Density Residential)

Area under Title: 851sqm

Status: Tenanted until February 2025

Rental Estimate: Current rent \$500 per week

Settlement Period: 45 days

Easements as Per Title: Sewerage easement to Power and Water Authority