

**43 Ryland Road, Millner, NT, 0810**

**CENTRAL**

**House For Sale**

Thursday, 24 October 2024

43 Ryland Road, Millner, NT, 0810

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Character-Filled Tropical Retreat with Endless Potential

This unique, character-filled home offers a tropical escape, featuring gorgeous alfresco spaces and a sparkling in-ground pool surrounded by lush gardens. It presents an ideal opportunity for savvy investors or those seeking a home with abundant potential to create something truly special.

### Key Features:

- Charming three-bedroom, two-bathroom home on a private tropical block
- Open-plan living with distinct zones, including a built-in bar for entertaining
- Master bedroom with walk-in and built-in robes, slate ensuite, and verandah access
- Verandah access from the second bedroom, built-in robes in all bedrooms
- Main bathroom with a wood-panelled, spa-style bath and walk-in shower
- Stunning tropical gardens with a pool, perfect for entertaining
- Split-system air-conditioning and single lock-up garage

**The Opportunity:** While this home has served well as an investment property, with previous rental returns of \$750 per week (including quarterly garden and pool maintenance), it's ready for a refresh. With some TLC, this property could shine, offering a great canvas for updates that could yield substantial returns for the right buyer. Notable design features like exposed brick, arched windows, and a stained-glass door give this home a distinct character, setting it apart from cookie-cutter builds.

**Property Condition:** It's important to note that the home has experienced some termite activity in the past, which has been professionally treated, including treatment of termites found in the garden. According to the most recent pest inspection report (October 2024), the property is free from live termites but has localised old damage, mostly contained to the lounge study nook cupboard. Decay has been noted at the roof gable ends and the kitchen cupboard base, due to climatic exposure and moisture, which will need attention in the future. The report recommends ongoing 6-monthly inspections to manage any potential future risks.

### Location Highlights:

- Walking distance to Rapid Creek Markets and Jingili Water Gardens
- Close to schools, dining options, and beaches
- A short 10-minute drive to Darwin CBD

If you're looking for a property with charm, potential, and a fantastic location, don't miss out on this unique tropical retreat. Arrange your inspection today, and discover all that 43 Ryland Road, Millner has to offer.

For more property information including body corporate and reports text 43RYL to 0488 810 057

Auction: 15th November 2024 - 12:00pm

Council Rates: Approx. \$2000 per annum

Area Under Title: 999 square metres

Year Built: 1977

Zoning: LR (Low Density Residential)

Pool Status: Compliant to Modified Australian Standard

Status: Tenanted until 15/11/2024 at \$750 per week

Rental Estimate: \$750pw

Vendors Conveyancer: Saunders Conveyancing

Building Report: Due 26/10/2024

Pest Report: Available on request

Settlement period: 30 Days or variation on request

Deposit: 5% - 10% or variation on request

Easements as per title: None found