

65 Hudson Fysh Ave, Ludmilla, NT, 0820

CENTRAL

House For Sale

Monday, 28 October 2024

65 Hudson Fysh Ave, Ludmilla, NT, 0820

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Simon Watts
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Serene Family Oasis!!

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Screened behind a lush canopy of leafy green foliage, 65 Hudson Fysh Avenue is an elevated home with Territory charm and a tropical ambience that will appeal to the home maker seeking something special.

Gleaming hard wood timber floors run underfoot throughout the first floor of this tranquil home lit from an overhead sky light that lets in a bounty of natural light to flood the area. There is a small landing at the top of the stairs that leads through to a foyer/study nook before opening up into the rest of the home.

A large living and dining area with a kitchen set back out of the main living spaces. The kitchen has a vinyl flooring, there are plenty of built in storage spaces and a large prep bench along with servery topped and louvered windows that look out over the treetop balcony outside. Off of the main living areas is a balcony that overlooks the swimming pool and gardens below – this is a great space for the afternoon nibbles while the kids splash about below.

Down the hallway there are 2 bedrooms each with a built in robe and louvered windows. The main bathroom includes a bath tub / shower combo and a vanity with storage plus a sep toilet. Downstairs the home has a second bathroom and shower along with a 3rd bedroom that also has A/C and a sun room as well as generous under home entertaining areas.

Surrounding the home are lush tropical gardens with towering shady palms swaying in the breeze. The swimming pool has secure fencing and there is a garden shed tucked into the back corner. Offering the home maker a tranquil refuge only 10 minutes from the bustle of the city, this is a striking home that will tick all the boxes.

Around the suburb:

- For all your essentials, a short 5-minute drive will get you to Nightcliff Shopping Centre, where you'll find Woolworths, a pharmacy, a news agency, and a bakery.
- Just a 7 minute walk to Ludmilla Primary School
- Enjoy Saturday mornings at the Parap Markets, where you can shop locally and savor delicious bites from the famous food stalls.
- Your morning commute to the CBD will be a quick 15 minutes during peak hours.

Council Rates: Approx. \$2800 per annum

Area Under Title: 1000 sqm

Zoning: LR (Low Density Residential)

Pool Status: Pool Certified to Modified Australian Standard (MAS)

Status: Vacant Possession

Vendors Conveyancer: LawLab

Building Report: Available

Pest Report: Available

Settlement period: 40 days or on variation on request

Deposit: \$30,000 or variation on request

Easements as per title: None found