

**8 Coen St, Wagaman, NT, 0810**

**CENTRAL**

**House For Sale**

Thursday, 21 November 2024

8 Coen St, Wagaman, NT, 0810

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Tannwyn Lewis  
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## The Wagaman Home...

Text 8COE to 0480 001 403 for more property information

### Why?

Without a doubt one of the finest fully renovated properties to come to market in the area. Immaculately presented on a great corner block, exceptional in every aspect, this home is simply turn – key (nothing to do). For the buyer looking to start or grow your family 8 Coen Street will just make sense!

### The home...

Close to flawless as you'll get. A completely unrecognisable transformation. Winning both Master Builder National and NT Alterations/Addition awards.

With the main residence located on the upper level, with separate self-contained living downstairs. All separately accessible. This property is well suited to guests and extended family. Choices and options you have here.

Secure and discrete from the street, the home initially presents as stylish and modern with the perfect touch of homey "feels" to it. Generous parking space here 4 or more of which can be undercover. From the shaded carport, steps lead you to up to an expansive deck wrapping the front of the home. Its breezy and cool here, the perfect entertainers deck.

### The Kitchen...

Kitchens sell homes and the best homes always have outstanding kitchens. If you're a keen cook, you are sure to love it here. Ample storage and a beautiful sense of spaciousness, this kitchen boasts of natural bright wood tones against chic, slate grey cabinetry, a gas stove-top, premium finishes – it's very stylish. Casual dining can be enjoyed here at multipurpose island/breakfast bar.

It doesn't take long to understand the level of quality works undertaken here to become fully apparent, though best seen in person to fully appreciate.

Bedrooms? 2 upstairs and 3 downstairs. The main suite? Amazing. Current owners have utilised the original third room as a newly refurbished walk-in robe attached to the main. Come and have a look for yourself. It was a bold move to do, and the results are great!

- Freshly renovated, five-bedroom family home
- Exceptional layout appropriate for multigenerational living, growing family or dual occupancy
- Immaculate inside and out with great street appeal
- Five well-appointed family bedrooms
- Fabulous master suite with huge walk-in robe
- Nicely done kitchens at both levels
- Huge entertaining deck giving an indoor/ outdoor flow to the home
- Ground floor with covered entertaining space
- Remote access gate with carport
- Schools, shops, cafes, beaches and the airport all moments away

With the main residence on the upper floor and second residence at ground floor level, both are independently accessed and private. From the shaded carport, steps lead up to an expansive deck wrapping the front of the home. Inside, the layout is bright and open, timber flooring adds warmth to the neutral tones, the living area sweeping to the right and sleeping quarters to the left.

The living area flows easily out to the expansive deck, with lots of space for a living and dining set up, this will be where life gets lived in this home.

Extending back, at this level the sleeping quarters feature two bedrooms plus main bathroom, the master suite with a huge walk-in robe. The main bath is nicely done, again with natural wood finishes against slate grey, and offers a rainfall shower, floor to ceiling tiling and separate WC.

Taking the back stairway down, accessed from the kitchen, we come to the ground floor level of the home. Stepping inside, a bright and modern kitchen welcomes you to the unit. To the left, two of the three bedrooms at this level, nice and bright again showcasing neutral tones.

Into the living and dining area, cool tiled floors dancing the light throughout the space as banks of louvres carry the breeze, the gentle sunlight flowing in. Bedroom three is then tucked away quietly at this end, adjacent to the bathroom with standing shower.

With three points of access at this level, plus covered entertaining, this home has been exceptionally well planned. The layout serving as both dual occupancy units or one flowing family home. With huge potential and ready to go, don't let this opportunity pass you by.

Interested? Give Darren or Tannwyn a call, and they'll show you why it just makes sense.

Council Rates: \$1,879 per annum (approx.)

Date Built: 1979 with alterations and additions since

Area Under Title: 732 square metres

Zoning Information: LR (Low Density Residential)

Status: Vacant possession

Rental Estimate: \$850-\$900 per week (approx.)

Easements as per title: None found