

**9/75 Cullen Bay Crescent, Larrakeyah, NT, 0820**

**CENTRAL**

**Unit For Sale**

Thursday, 31 October 2024

9/75 Cullen Bay Crescent, Larrakeyah, NT, 0820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Tom Kiem

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## Exclusive Oasis Prime Location

For the executive buyer seeking the best – this quality townhouse home is positioned in the blue chip marina setting of Cullen Bay – a short stroll over to the waters edge to watch the yachts bobbing on the tranquil waters – bliss. Securely positioned within a complex that has an electronic gated vehicular entry and coded PA entry point, this front facing townhouse captures all the sea breezes and has a surrounding of established gardens offering privacy and a splash of colour.

On the ground level are open plan living and dining areas with tiled flooring underfoot and light filled windows showcasing the tropical gardens of the courtyard. Remote controlled blinds add a layer of lux to the property. The kitchen has wrap around stone counters with banks of built in storage space and plenty of prep areas as well. Outside is a tranquil entertaining area surrounded with foliage with views over the in ground spa and side courtyard sitting areas.

Upstairs the home has 3 bedrooms each with built in robes and A/C. Bedrooms 1 and 2 each have a sliding door onto the balcony with views over the courtyard below. The master is further enhanced with an ensuite bathroom. Atop the stairs is a second living room, a quiet space for a movie night or to read a book.

Additionally the home includes a dual carport parking bay and storage room plus a handy shed in the back corner for the secateurs and fertilisers. Offering function and style, this property is key to all the lifestyle elements the Territory is synonymous for – spend your free time on the water or walk into the city for an impromptu coffee date – see you in 5!

Walk into the city or take a scooter to work and be there in under 5 minutes. Spend your free time exploring the city limits, eating out with friends or taking a stroll along the Esplanade.

- Executive townhouse in a blue chip suburban setting
- Walk over to the water and watch the yachts come and go
- Secure location with gated vehicular and coded PA gated access
- Dual carport parking at the front of the home with additional space for the bikes
- Light filled open plan living areas on the ground level
- Remote operated blinds at a layer of luxury to the home
- Kitchen has a modern aesthetic with wrap around counters and stone tops
- Sliding doors through to the courtyard with tranquil gardens
- In ground spa surrounded with lush foliage
- Upstairs is a second living room with tiled flooring and A/C
- 3 bedrooms upstairs all with A/C and a built in robe
- Master bedroom includes sliding door access to the balcony and ensuite bathroom
- Main bathroom hosts a bath tub and shower combo with a vanity that has storage space

Around the Suburb:

- Drop the daily commute in favour of an easy stroll home each day from work
- Be in the heart of the city in 2 minutes to explore the cafes and restaurants
- Esplanade and the Water Front, Marina and more are all nearby

For more property information and reports text 75CLN to 0488 810 057

Council Rates: Approx. \$1,750 per annum

Area Under Title: 296sqm

Year Built: 1994

Zoning: LMR (Low-Medium Density Residential)

Pool Status: Pool Certified to Modified Australian Standard (MAS) on Unit 9

Status: Vacant Possession

Rental Estimate: Approx. \$700 - \$770 per week.

Body Corporate: Whittles Body Corporate

Body Corporate Levies: Coming soon!

Vendors Conveyancer: Tschirpig Conveyancing

Settlement period: 45 days or variation on request

Deposit: 10% or variation on request

Easements as per title: found on title