



## 8 Clematis Street, NIGHTCLIFF, NT 0810

### IMPRESIVE ELEVATED FAMILY HOME IN PRIME LOCATION!

This wonderfully presented and spacious five-bedroom split level residence exudes a homely warmth and boasts multiple living spaces so the whole family can really appreciate and spread out. Featuring an outstanding outdoor living aspect for poolside entertaining and a games/rumpus room, there will be endless hours of fun to be had. With upstairs featuring four large bedrooms, spacious fully renovated kitchen, main bathroom, alfresco balcony with tree top views overlooking the inground swimming pool. With a fifth bedroom and second bathroom downstairs this home is the ultimate family home promising to meet all your space requirements on a 1,000sqm established land allotment complete with huge, powered workshop.

What we love about this home:

- Large open floor plan living and dining area adjacent to the kitchen featuring banks of louvred windows leading to the alfresco balcony with tree top views
- Well-appointed and spacious kitchen with wall mounted oven, ceramic cooktop, dishwasher, plentiful countertop space, storage and overhead cupboards
- Four large bedrooms upstairs with full sized built-in robes

**TYPE:** For Sale

**INTERNET ID:** 300P189702

**SALE DETAILS**

**FASTRAK**

**CONTACT DETAILS**

**leanyer**

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**Derek Hart**

0409 702 631

- Spacious main bathroom with bath, separate shower recess and mirrored vanity with storage
- Timber floating floors throughout upstairs with ceramic and slate tiles to the downstairs areas
- Fifth bedroom, second bathroom and games/rumpus room on the ground level, ideal for potential dual living for guests, rental or teenager retreat
- Massive, shaded resort style in-ground saltwater pool framed by the tropical garden surrounds and overlooked by the spacious undercover outdoor pergola complete with mounted TV and ceiling fans, perfect for entertaining friends and family all year round
- Combined laundry and large storage room
- Established tropical garden and lush green lawns, shady trees and fully fenced front and back yards providing a beautiful shady space to relax and kids to play
- Other notable features of the property include split-system air conditioning, undercover carport extension for two+ cars, and a huge, powered workshop

Walking distance to popular lifestyle icons such as the Nightcliff foreshore, sports club, cafes and weekend markets, this home has it all and more and conveniently central to just about everything, in a house that will bring your family comfort and joy for years to come.

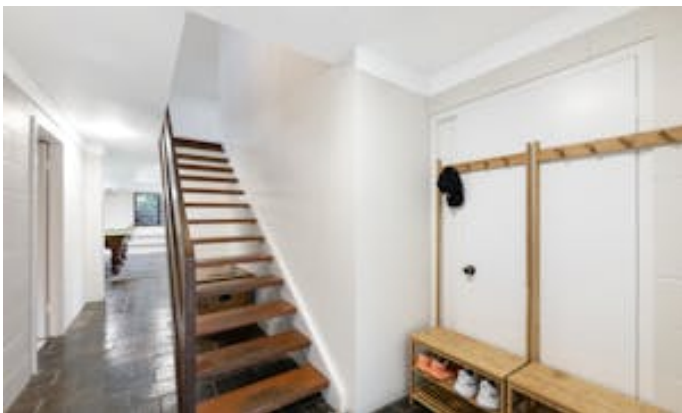
The current owner has placed the property on the FASTRAK sale process and is willing to look at all offers as there is no set price. "Make a Start with Team Derek Hart".

Other features: Close to Schools, Close to Shops, Close to Transport

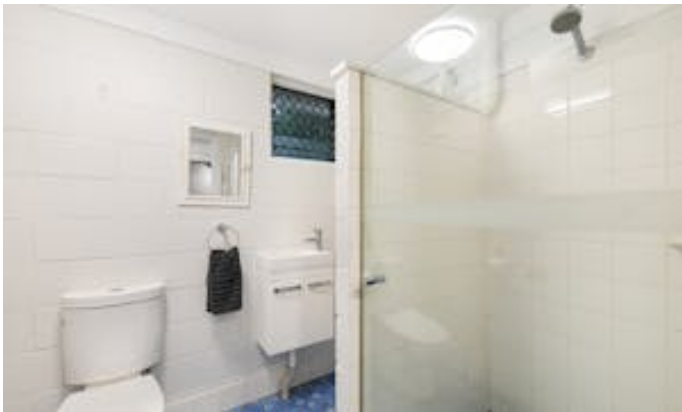
- Land Area 1,000.00 square metre
- Building Area: 248.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 2

















Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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