



13 Crown Court, Durack

A Landmark Home in a Blue-Chip Location

Nothing short of exceptional —this executive residence built by overlander homes residing on the Durack lakes with uninterrupted water views and a large footprint of 729m2 to call your very own... welcome to the dream home —13 Crown Court Durack.

The home stands proud at the end of a quiet court setting with guest parking at street level and a dual carport parking bay for the residents. Manicure gardens and rolling green lawns create a formal entry to this magnificent home.

On the ground level there is a staircase that peeps through to the sleeping quarters above. On the ground level is a 4th bedroom / office option with a built in robe and streetscape views. The rest of this lower level is open plan and free flowing with tiled flooring and A/C. The kitchen offers an island bench along with plenty of storage space with views over the outdoor entertaining area that spans along the full rear of the home and basks in the views of the lake. Within the yard are tropical gardens and rolling green lawns along with an in ground salt water swimming pool.

Upstairs there are three bedrooms; the master bedroom suite is

4 2 2

FOR SALE
UNDER CONTRACT

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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generously proportioned and includes a private ensuite bathroom along with a walk in robe and balcony access. Bedroom 2 also has balcony access and bedrooms 2 and 3 both have a robe and A/C.

Architecturally designed and owned by a single occupant —this is the first time this lux property has come to the market. Well maintained over the years, it looks as good as the day it was built, crafted with a timeless design so it still feels modern and practical today.

Spend your free time overlooking the lakes, watch for turtles and bird life or just enjoy watching the families that go past on their bikes or walking the dogs —this is a safe family setting with a picturesque outlook.

- Stunning picture perfect lakeside views
- Energy efficiency with a 5kW, 21 panel solar system.
- Freshly painted interior and the exterior
- Kitchen has wrap around counters with island bench and a wall of storage space
- Timeless design, looks as elegant as the day it was built
- Large open plan living & Outdoor entertainment
- Flow from the living areas to the outdoor entertaining spaces
- Rear verandah spans the length of the home overlooking the lake
- In ground saltwater swimming pool
- Established tropical gardens surround the home with large grassy lawns
- Master bedroom suite includes a walk in robe and en suite bathroom
- Balcony access from bedrooms 1 and 2
- Fully reticulated high-pressure irrigation system for lush gardens year-round.

Council Rates: roughly \$2352.02 pr Yr

Area Under Title: 729m2

Vendors Conveyancer: Rose Watts Lawyers

Preferred Settlement Period: 30 Days

Easements as per title: None Found

Zoning: LR (Low Density Residential)

Status: Vacant Possession

Pool Status: Compliant

Solar: 5Kw 21 Panels

MORE DETAILS

Property ID 5D8PF2X
Property Type House
House Size 253 m2
Land Area 729 m2
Including Ensuite
Air Conditioning
Pool
Balcony
Outdoor Entertaining
Built-in-Robes
Liveability

Riley Loy 0422 729 288

Sales Representative | rloy@ljhookerdarwin.com.au

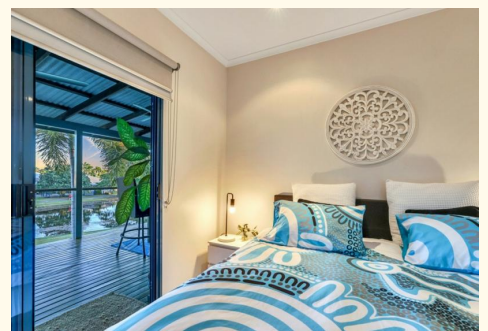
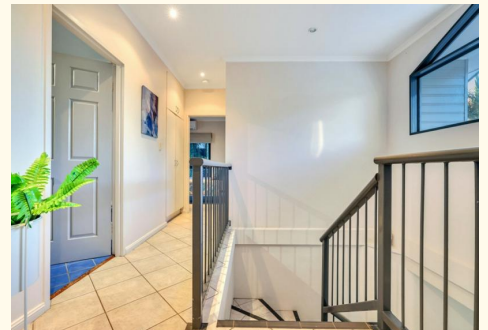
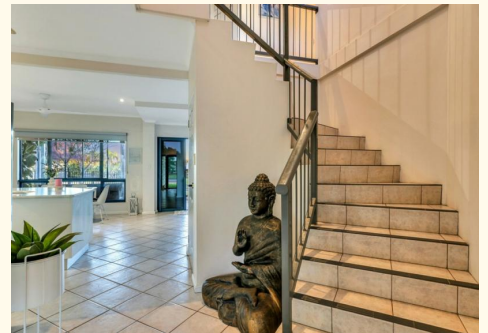
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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