



13/16 Houston Street, Larrakeyah

First time to the market in 30 years!

If you have been looking for something truly unique or brimming with potential, then feast your eyes on this special offering. Tightly held for 30 years, this is a once in a generation opportunity to own the entire top floor of a building including the roof space which adds an enormous amount of entertaining area. Overlooking the botanical gardens golf course, this property is perfectly habitable as it is and is ready to move into. A creative mind might look at the expansive proportions of the property and decide to transform this property into a modern, one of a kind abode.

The extra large main bedroom has an ensuite, built in robes and its own access to the lower balcony. The open plan living and dining area is at tree top level and with doors and windows open the cross breeze through here can be very fresh. There is a large landing at the top of the stairs as you enter the property, it is fully shaded and is another great area for relaxing or as the previous occupants used it for a lush potted garden.

Features include:

- Views of the Gardens Golf Course
- Air-conditioned bedrooms and living areas.

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.

3 2 1

FOR SALE
\$509,000

AGENTS

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AGENCY

LJ Hooker Darwin
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LJ Hooker

- Entire top floor of the building
- Fantastic proportions internally
- Two large balconies and a large rooftop space
- Ensuite off the main bedroom
- Great condition for its age

The main attraction for this property is the amazing rooftop space which allows for views over the gardens golf course, with a back drop of the city skyline, or gaze out towards the harbour and catch tiny glimpses of water between buildings. This is the property for a dreamer, someone with great imagination that can bring this property to its full potential. Is that you?

Year Built: 1984 (approx)
 Area under title: 145m² (approx)
 Planning Zone: HR - High Density Residential
 Body Corporate Manager: Elite Body Corporate
 Body Corp Fees: \$3,680.15 per quarter (includes water and sewerage)
 Council Rates: \$1,850 p/a approx.
 Pets: On application
 Rental Appraisal: \$600 - \$650 per week
 Status: Ready to move in

MORE DETAILS

Property ID	5DHBF2X
Property Type	Unit
Including	Ensuite

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Sales Representative | jwardell@ljhookerdarwin.com.au

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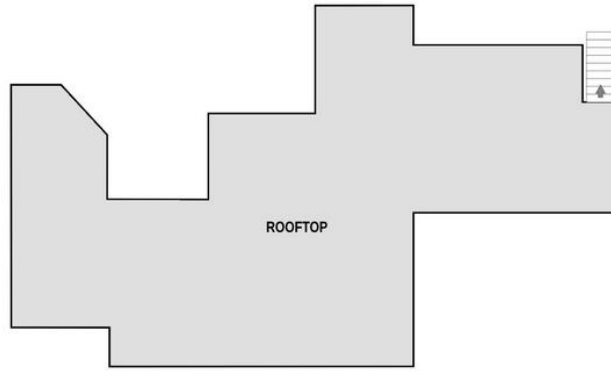
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PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE IN METERS AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND NO LIABILITY WILL BE ACCEPTED.
INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.