







28 Budgen Street, Moil

TERRITORY CHARM WITH A KOMBI TWIST! 28 BUDGEN STREET, MOIL NT 0810

Welcome to 28 Budgen Street, Moil,
where classic elevated Territory living meets tropical outdoor entertaining, character-filled spaces and a few surprises you won't find in your everyday home.
Set on a generous 690m² allotment, this unique property offers an inviting combination of indoor comfort, outdoor relaxation and versatile living spaces, all surrounded by established greenery.
Imagine coming home after a long day, stepping into your own tropical backyard, unwinding in the spa or enjoying a refreshing outdoor shower. With local parks, schools and everyday amenities conveniently nearby, this is a home that brings together lifestyle, personality and practicality.

A Backyard That Feels Like Your Own Tropical Getaway!
Step outside and discover where this property truly comes to life.
One of the most memorable features is the vintage Kombi van, creatively transformed into a distinctive outdoor bathtub retreat. Full of personality and charm, it's the kind of feature that makes you smile and gives this home a character all of its own.

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FOR SALE
Please Call

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LJ Hooker

Nearby, the outdoor shower adds to the relaxed tropical atmosphere, while the spa, positioned beneath its own covered gazebo, offers a wonderful place to unwind and enjoy the surroundings.

Beneath the elevated home, the generous covered entertaining area creates the perfect setting for weekend barbecues, afternoon catch-ups or simply relaxing with friends and family. The spacious yard features established trees, garden beds and landscaped outdoor areas, creating an inviting environment to explore, relax and enjoy. Two sheds provide additional storage space for tools, gardening equipment and everyday essentials. Whether you're entertaining guests, enjoying a quiet afternoon or making memories with family, this backyard is designed to make the most of the Top End lifestyle.
Classic Territory Character Meets Comfortable Living

Step upstairs and discover the warmth and character of a traditional elevated Territory home. Beautiful timber flooring flows through the open-plan living and dining areas, creating a welcoming space to gather, relax and enjoy everyday life.
Large louvred windows invite natural light and garden views into the home, while ceiling fans and air conditioning provide additional comfort throughout the tropical seasons.
The kitchen features dark cabinetry, practical bench space and an island-style breakfast bar, connecting naturally with the spacious living and dining area.
Three bedrooms are positioned upstairs, offering comfortable accommodation, with built-in storage in selected rooms.

Extra Space, Extra Flexibility!
Downstairs, the property offers an additional studio-style room, providing flexibility for hobbies, creative projects or other suitable uses.
A separate kitchen area, laundry and toilet add practicality to the lower level, while the surrounding covered space provides even more room for everyday activities.
It's this combination of flexible spaces, indoor comfort and outdoor entertaining that makes the property such an interesting opportunity.
Property Features:
" Classic elevated Territory-style home
" Generous 690m² allotment
• Three bedrooms upstairs
• Additional downstairs studio-style room
• Spacious open-plan living and dining
• Beautiful timber flooring
• Kitchen with island-style breakfast bar
• Louvre windows, ceiling fans and air conditioning
• Generous undercover entertaining area
• Unique Kombi van outdoor bathtub feature
• Outdoor shower
• Spa with covered gazebo
• Established tropical gardens and landscaped outdoor spaces
• Two storage sheds
• Downstairs kitchen area, laundry and toilet
• Convenient access to local parks, schools and shopping

An Established Neighbourhood With Everything Close By!
Positioned in the established suburb of Moil, this home offers the convenience of having everyday essentials and recreational spaces close to home.

Moil Oval and its playground are located along Budgen Street, offering a fantastic nearby space for children to play, family outings and outdoor activities.
Moil Primary School and Casuarina Senior College are conveniently accessible, while nearby local shops and grocery options make everyday errands easier.

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For a broader range of shopping, supermarkets, cafés, restaurants and services, Casuarina Square is within easy reach.

Darwin International Airport is also conveniently accessible, making this location particularly practical for frequent travellers and busy households.
More Than Just a Home —A Lifestyle Full of Character!
Some homes are simply places to live. Others offer something that makes everyday life feel a little more special.

From relaxing in the spa to entertaining beneath the home, enjoying the tropical gardens or discovering the charm of the Kombi bathtub, 28 Budgen Street offers a lifestyle that's anything but ordinary. Whether you're looking for a family home, a unique Territory entertainer or somewhere with extra space and personality, this property deserves your attention.

Enquire today and contact Sammy Ishmam to arrange your inspection and experience the character, space and tropical lifestyle this home has to offer!
Sammy Ishmam
LJ Hooker Darwin
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PROPERTY INFORMATION
Status: Vacant Possession
Planning Zone: LR —Low Density Residential
Easements: Nil recorded
Council Rates: $1843 p/a

MORE DETAILS

Property ID	5ECSF2X
Property Type	House
Land Area	690 m2
Including	Study
	Air Conditioning
	Toilets (2)
	Alarm
	Spa
	Courtyard
	Deck
	Dishwasher
	Secure Parking
	Fully Fenced
	Liveability











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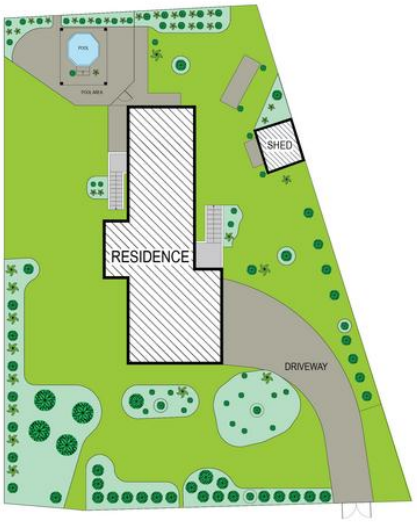



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