



74 Ruddick Circuit, Stuart Park

Modern home in a quality pocket close to the city.

This modern and well presented home is well located with views towards the Darwin CBD and designed to take advantage of those views from almost all of the living areas. The open plan living and dining area of this home is expansive and opens out onto an even larger balcony with views of the ever-evolving Darwin CBD Skyline. Morning views versus evening views are a beautiful contrast and help set the mood in the home.

Ruddick Circuit is an amazing pocket of substantial homes only minutes from the CBD and has easy access to main arterial roads for a quick commute to just about anywhere. In fact, full sized homes don't get much closer to the CBD than this. The home has had a recent freshen up with external painting, upgrades fans and lights and a number of other lifestyle and functional upgrades.

The kitchen is large, with a massive island bench including stone tops and waterfall ends finished with a handy breakfast bar. Storage is in abundance, as is convenience with a built-in dishwasher and easy access to all entertaining areas including the pool. This is the central hub of the home with everyone together for the rushed breakfast gathering before school or the social catch up area preparing dinner

4 3 2

FOR SALE

1,249,000

VIEW

By Appointment

AGENTS

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at the end of the day.

The main bathroom is well finished and has a separate shower and bath. The full-sized laundry is away from most parts of the house with easy access to the clothes line and includes great ventilation with louvered windows, a built-in robe for brooms, vacuums, and ironing boards etc. and plenty of storage to keep it tidy.

The main bedroom is generously sized and has its own access to the balcony and includes a very large walk-in robe and an ensuite with twin basins and loads of storage. Bedrooms 2 and 3 are also large, with built-in robes and include sliding doors out to a private piece of garden with access to the pool.

The fourth bedroom is located on the lower level with its own bathroom nearby. This is the perfect guest's retreat or teenager's room as they can come and go without bothering the rest of the occupants of the home. The double garage provides a secure place to park 2 cars and accesses the house via an internal staircase. There is plenty of storage on this level as well, both below the stair case and under the house.

Features include:

- Stunning City Skyline views from most living areas
- Easy commute to the City, Casuarina and Palmerston
- Refreshing inground saltwater pool
- Practical layout with large bedrooms
- Master bedroom has balcony access, Walk in Robe and Ensuite
- Double Garage with internal access to the home
- Fourth bedroom suits guest or teenager retreat

Which other capital city in Australia can you buy a large home this close to the city, with these views for this price? This is a unique opportunity to purchase a style of home that is rarely offered to the market. Be quick to book your inspection to avoid disappointment.

Area under title: 451m²

Year Built: 2010

Easements: None on title

Council Rates: \$2,300 (approx) per year

Status: Ready to move in

MORE DETAILS

Property ID	5ECKF2X
Property Type	House
Land Area	451 m2
Including	Ensuite
	Air Conditioning
	Pool
	Balcony
	Dishwasher
	Built-in-Robes
	Remote Garage

Jennifer Wardell 0447 007 474

Sales Representative | jwardell@ljhookerdarwin.com.au

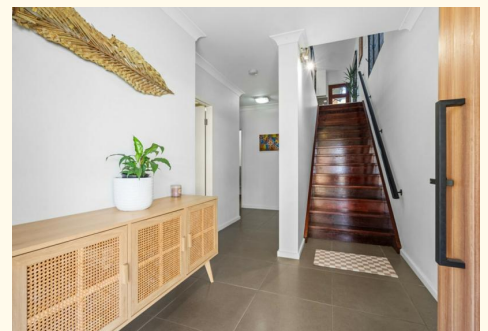
Robert Higgins 0418 184 754

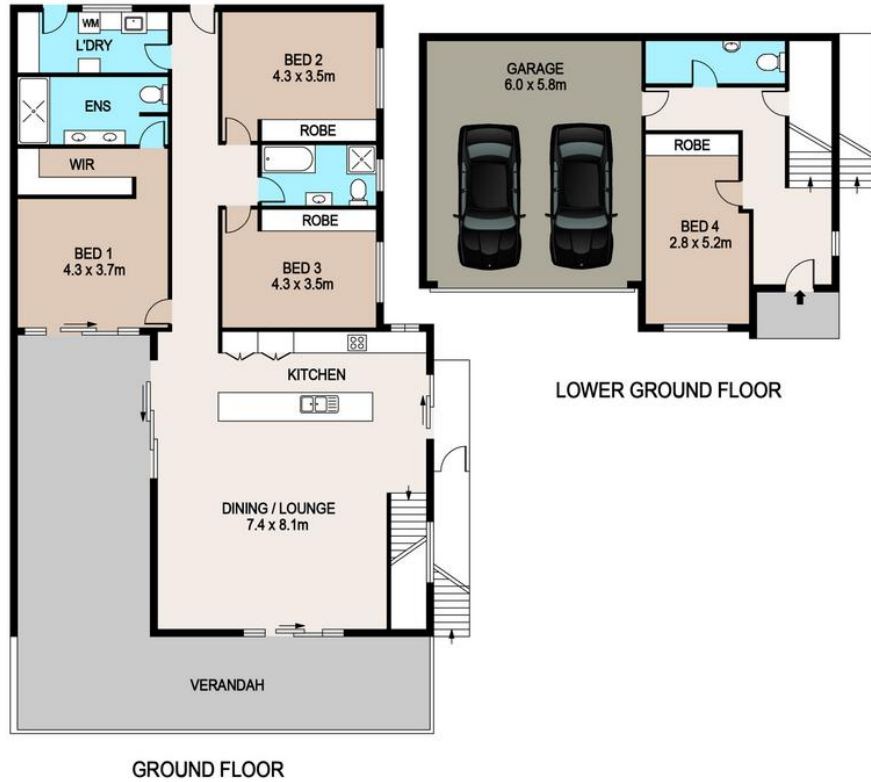
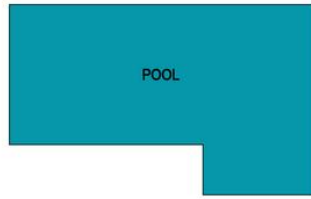
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