

**SOLD**

## AN ARCHITECTURALLY DESIGNED HIDDEN GEM

Nestled amongst the lush landscape in Ludmilla on a 961m2 allotment is this architecturally inspired tropical home.

A truly unique home with a fantastic vibe, such a versatile design the home has much to offer. The large open plan living areas are adorned with lovely terracotta tiles giving an earthy ambience complimented by double French doors and louvers overlooking the rear entertaining area, pool and tropical gardens.

You will find large verandahs on all sides and an abundance of louvred windows take full advantage of the local breezes. Don't worry you won't spend your days working too hard the garden is low maintenance.

The master bedroom is on the upper level overlooking the property with polished timber floors and complete with walk thru robe ensuite and kitchenette. The ideal parents retreat for when the teenagers have taken over the living room. On ground level are two enormous bedrooms directly off the living room both are tiled and air-conditioned with louver windows and delightful outlooks over tropical gardens.

The galley kitchen has excellent access to the entertaining area and the pool and play area is in full view of both the kitchen and living areas. The pool and surrounding entertaining area is a high point of this home and caters well for the entertaining family in both the wet season and dry alike. Situated at the rear of the property is a resort standard stunning granny flat or parents retreat or guest accommodation or home office with attached cyclone shelter.

This detached dwelling is extremely versatile and has gorgeous outlook over the pool and tropical gardens and is ideally located at the end of the minor driveway ( there are two driveways) should you like to rent out the granny flat.

You will find a convenient storeroom, outdoor laundry and drying enclosure complete the package.

Ludmilla Heights as this area is affectionately know is one for Darwin's family friendliest locations within walking distance for school age children to bus stops two primary schools in particular the very popular and much sort after Parap primary school, the Parap shops and Saturday markets. With wide street scapes and large blocks this area has minimal traffic disruption, its great for kids, and offers loads of privacy and tranquility.

Darwin City Council Rates : approx. \$ 2480 per year

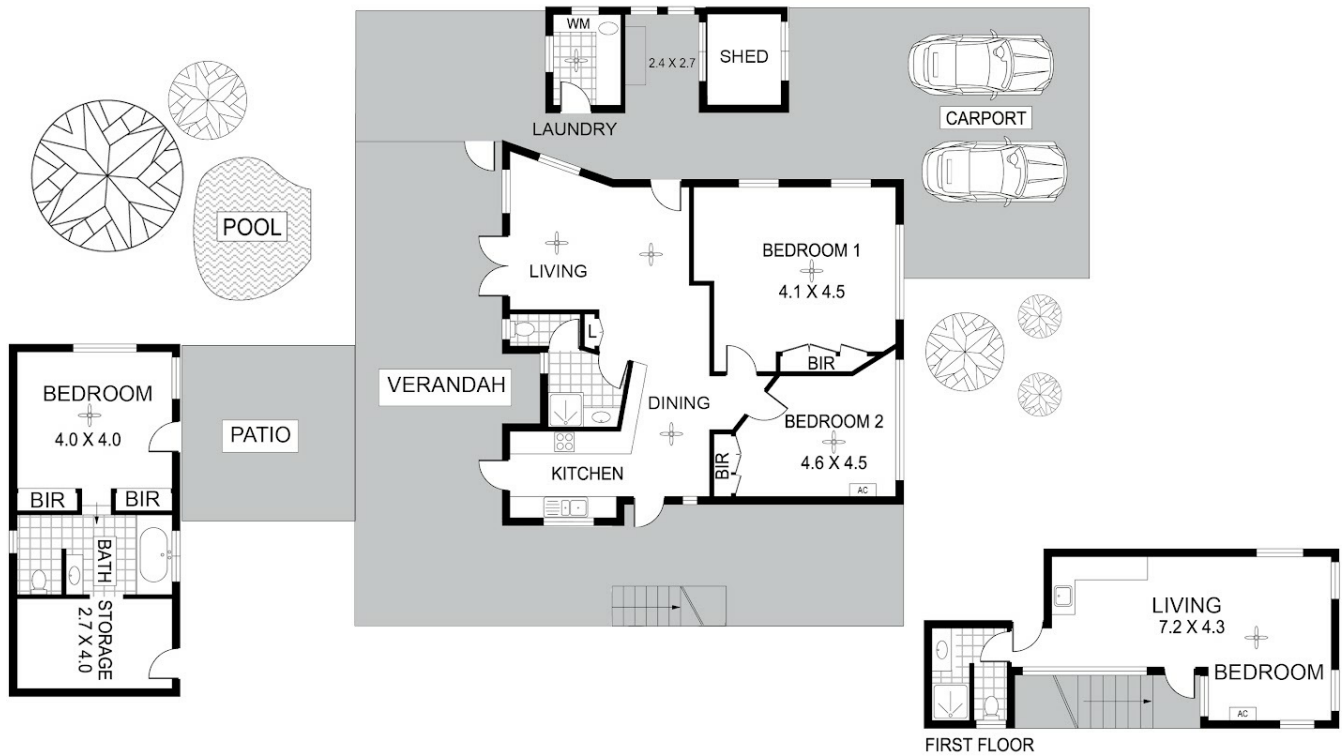
**4 BED | 3 BATH | 2 CAR**

**PRICE:**  
\$970,000

**OPEN FOR INSPECTION:**  
N/A



**Nicole Wheeler**  
**0417508800**  
nicolewheeler@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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

13 Wickham Street Ludmilla NT 0820

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.