

# 1/1 Rooney Street, Rosebery, NT 0832



## Sold Duplex/Semi-detached

Monday, 14 August 2023

1/1 Rooney Street, Rosebery, NT 0832

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 413 m2**

**Type:  
Duplex/Semi-detached**



Kylie Lynch  
0889312005

**\$400,000**

Perfect for the savvy buyer and the homes markers alike, this is a fabulous opportunity to break into the home market or boost the portfolio with a solid move in ready abode in a premier suburban setting! Positioned high on the street on a front facing corner allotment, the property is a duplex with dual garage parking and easy care gardens across its face to screen from the street. Inside is a front facing bedroom 3 with tiled flooring and a built in robe along with split A/C. an identical bedroom 2 and the main bathroom and the laundry room are all nestled in this wing of the home with a door through to the side of the home and an easy care courtyard with mounted clothes line as well as secure fenced in yard. Further in, the home opens up into a spacious open plan living and dining area with tiled flooring underfoot and A/C along with sliding doors through to the verandah for effortless entertaining. The kitchen is tucked off to the side and hosts wrap around counters with banks of built in storage space and plenty of prep areas to work from. There is enough room here for a breakfast table as well. The master bedroom is rear facing with it's own sliding door onto the verandah along with a generous walk in robe and private ensuite bathroom as well. Out the back of the home, the verandah offers a sheltered outdoor space for a BBQ or outdoor entertaining. There are easy care gardens and a shed tucked into the back corner as well. Walk to nearby parklands with play areas for the kids, ride your bike with the kids to public and private school options or pop up to the Palmerston shops. Spend your free time at the Palmerston Water Park or Skate Park or take a stroll along the lakes looking for turtles and fish – Palmerston is a thriving suburban setting for the family with loads of activities throughout the year in the quarter, Friday night markets and more. Feature Points: • Corner allotment, duplex property • Dual garage parking with a sloping driveway • Formal front entry to the home • Front facing bedroom 2 with robes and split A/C • Main bathroom has a bath tub / shower combo and corner vanity • Internal laundry room, side door to the yard with mounted clothes line • Verandah spans along the backside of the home • Garden shed and easy care courtyard • Master bedroom is rear facing with a private ensuite and walk in robes • Sliding doors from the master bedroom to the verandah • Kitchen has banks of built in storage and wrap around counters • Open plan living and dining areas with tiled flooring • Low maintenance high impact home

Around the Suburb: • Walk to community parklands and play areas for the kids • Ride your bike with the kids to public and private school options • Pop up to the Palmerston shops for meals, shopping and news agency • Spend your free time at the Palmerston Water Park or Skate Park • Entertainment throughout the year at the Palmerston Quarter • Enjoy the community events at the All Phones Park

Call Kylie 0418 828 440 for more details.