

1/31 Sibbald Crescent, Woodroffe, NT 0830

CENTRAL

Sold Duplex/Semi-detached

Saturday, 12 August 2023

1/31 Sibbald Crescent, Woodroffe, NT 0830

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Duplex/Semi-detached



Ryan Rowsell
0478700844

\$360,000

If location, convenience, and access to amenities are important to you, this three-bedroom Duplex is for you! With its ideal location, this property is situated in Woodroffe and is just a short distance from parklands, schooling, public transport, and shopping centres. This well-maintained home will accommodate the family with space, functionality, and a wonderful outdoor setting. The casual and cosy living area provides the ideal place to come together and enjoy some quality time, while the dining effortlessly adjoins a modern, functional kitchen perfect for casual mealtimes. The property is fully fenced with electric gate for convenience and security and has ample spacing with shade cloth for two vehicles and additional parking space on the driveway. The backyard offers a minimal maintenance yard with generous space for the kids or pets to enjoy, plus an inground spa pool – perfect for BBQs and summer evenings with family and friends. Upon entry from the porch, you will find a private area perfect for a study/office or games room, with ceramic tiles for easy maintenance. There is air conditioning allowing you to cool down during Darwin's tropical climate. The dining area adjoins a U-shaped kitchen equipped with dual sinks, an oven and cooktop and boasts a beautiful stone tile splash back with banks of kitchen storage and bench space, plus pantry. There is plenty of overhead cabinetry with built-in shelves, a serving bench, and crisp white tones giving this kitchen a modern feel. Next up is the three generous sized bedrooms featuring laminated flooring, black-framed glass windows, air conditioning and ceiling fans. Two of the bedrooms have built-in mirrored wardrobes. The centralised bathroom is stunning, featuring stone tiling throughout and boasting a full-length combined shower and bath, large, mirrored vanity, and separate toilet for convenience. There is an internal laundry with external access at one end of the home, featuring a built-in sink and providing ample room to set up a home gym or hobby room. This residence is conveniently located nearby to a parklands, Palmerston CBD, and schools. Well-maintained and provides excellent value for its size and location. Fantastic opportunity for investors and first homebuyers. Council Rates: Approx. \$1,737 per annum Area Under Title: 300 square metres Year Built: 1993 Zoning: LMR (Low-Medium Density Residential) Pool Status: Pool Certified to Non-standard Safety Provision (MAS-NSSP) on Unit 1 Status: Vacant Possession Building Report: Available on request Pest Report: Available on request Easements as per title: None Found