

**1/4 Alba Court, Sadadeen, NT 0870**



**Duplex/Semi-detached For Sale**

Tuesday, 5 December 2023

1/4 Alba Court, Sadadeen, NT 0870

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 241 m2**

**Type:**

**Duplex/Semi-detached**



Lindsay Carey

0439034711

**\$325,000**

Welcome to this three-bedroom, one-bathroom duplex nestled in the peaceful Alba Court of Sadadeen. This property has just been painted throughout and is ready for a new owner! Set back on a generous block, this home offers the perfect combination of tranquillity and convenience. The low-maintenance frontage provides covered parking, ensuring a hassle-free lifestyle. As you step into the property, you'll be greeted by a spacious tiled living room, complete with reverse cycle air conditioning for year-round comfort. The well-designed kitchen overlooks the living space and boasts gas cooking, ample storage, and a window with a view of the backyard - a perfect spot to enjoy your morning coffee. This home offers three carpeted bedrooms, each equipped with ceiling fans, built-in robes, and evaporative cooling to beat the summer heat. The main bedroom offers privacy on one side of the living area, while the other two are conveniently located through a large archway on the opposite side. The bathroom is thoughtfully designed, featuring a bath, a separate shower, and a new vanity. For added convenience, the toilet is housed separately. Access to the backyard can be through the laundry or a pedestrian gate from the front of the property. The spacious yard has a shaded pergola - perfect for entertaining guests. Additionally, this property comes with gas hot water and a Crimsafe door, ensuring both comfort and security. Don't hesitate! Seize the opportunity to step into the market with this property. Contact Lindsay on 0439 034 711 today to schedule a viewing! • Land Area: 241m<sup>2</sup> • Council Rates: \$1,813.07 p/a • Body Corporate: Insurance (\$1780 p/a TBC) + Water • Rental Estimate: \$410.00 p/wk • Easements: Sewerage Easement to PAWA • Zoning: LR Low-Density Residential