

**1 Pelorus Street, Gray, NT 0830**

**CENTRAL**

**House For Sale**

Saturday, 18 November 2023

1 Pelorus Street, Gray, NT 0830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 787 m2**

**Type: House**



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## Price Guide \$399,000

Text 1PEL to 0472 880 252 for property reports and more information Elevate your lifestyle with this move in ready property on a whopping \_\_m2 corner allotment in family friendly Palmerston. The home has dual frontages and easy care gardens with a move in or rent out ready appeal. Under the home there is a large entertaining area that overlooks an in ground spa and supersized backyard with easy care tropical gardens that have been freshly mulched perfect for the wet season rains on the way. Wide open lawns are perfect for the trampoline or swings or a game of backyard cricket and there is a side gate allowing the parking of the boat or trailer if you like. Upstairs the home a balcony across the front that overlooks the gardens through the leafy canopy of palms that sway in the gentle breezes. Inside the home are warm timber flooring and lightly coloured walls that create a feeling of space. The kitchen has wrap around laminate counters and overhead storage space along with a servery window to the living room adjacent making this a great set up to watch the TV or keep an eye on the family while dinner is prepared. Each of the three bedrooms is well sized and includes A/C and timber hardwood flooring underfoot along with large windows that frame the treetop views and let through the cool breezes. all three bedrooms include built in robes. The bathroom is modern and well presented with a walk in shower and vanity with storage space plus a sep toilet. Located a short walk to the Palmerston Golf Club and Tavern, there is the golf course and Durack Lakes across the road and the CBD is less then 5 minutes up the road. Located only moments from parklands for the kids to explore, local schools, day cares, Marlow Lagoon dog park and BMX along with the Palmerston CBD for Friday night markets in the quarter. • Elevated home on a generous corner lot • Dual access to the property with parking galore • In ground spa with fencing and shaded with towering palms • Freshly mulched gardens ready for the wet season • Big backyard ideal for the kids swings and the trampoline • Balcony overlooks the front gardens below • Gated entry at street level will keep everything safe • Open plan living and dining areas with gleaming timber hardwoods underfoot • Kitchen has servery window and wrap around counters • Hard wearing laminate counters and overhead storage in the kitchen • Bathroom is modernised with walk in shower and vanity with storage space • Sep toilet, hallway access to the rear of the home and stairs • 3 bedrooms all with large light filled windows and timber flooring underfoot • Under the home is a storage area / laundry room • Mounted clothes line on the far wall • Easy care gardens ready to plant out for the wet Around the Suburb: • Plenty of community spaces to explore • Primary School plus day-care options nearby • Nearby to major retailers, employment options and takeaway meals • Walk the dog to the dog park in Marlow Lagoon for a safe play and a chat with the neighbours • 3 minutes from the Palmerston CBD, markets throughout the Dry Season • Cheeky midweek meal at the Landmark Tavern, trivia nights and more Council Rates: \$1853 per annum (approx.) Date Built: 1984 Area Under Title: 787 square metres Zoning Information: LR (Low Density Residential) Status: Vacant Possession Easements as per title: Sewerage Easement to Power and Water Authority