

11 Allamurr Court, Gray, NT 0830

CENTRAL

House For Sale

Thursday, 21 March 2024

11 Allamurr Court, Gray, NT 0830

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 799 m2

Type: House



Ella Carling
0889433032



Simon Watts
0889433030

Selling Tuesday 5pm! Current Bid \$465,000

To view property reports or to place a bid/offer text 11ALL to 0488 810 057Take it to the next level with this move in ready home located in a quiet court setting within Dunbar Heights. The ground level home resides on a low maintenance 799sqm block with a tiered back section that overlooks a reserve with wide open areas to walk with the dogs or for the kids to ride their bikes. The home has gated entry at street level with plenty of parking for the cars and gated entry to a side parking area for the boat or caravan. Down the side of the home is a full-length verandah that overlooks easy care gardens and green lawns with towering palms for shade. To the back of the block is a swimming pool and outdoor entertaining areas along with shade galore and a wide-open back yard for a game of soccer with the kids. There is a garden shed for the tools and a paved area down the side of the home perfect for the trailer, bikes or quads. Inside the home is a spacious open plan living, dining and kitchen area with tiled flooring underfoot and air-conditioning throughout. The kitchen is well presented with feature pendant lighting over the servery bay to the living room adjacent plus there is corner display shelving and overhead cupboards as well. Down the hallway there are 3 bedrooms each with carpeted flooring underfoot and air-conditioning throughout along with a built-in robe to each. The master bedroom includes sliding doors through to the verandah with only a few steps to the pool plus an ensuite bathroom with circular mirror which is right on trend along with modern tapware and fittings. The main bathroom includes a bathtub / shower combo and a separate toilet along with the laundry room adjacent with plenty of built in storage space. With location being key, walk to Oasis Shopping Village for your shopping, butcher, bakery, chemist & gym. Public transport options are also only a stroll away. As for schooling, the local Primary School and private primary school options are nearby and for the bigger kids, Palmerston Senior College and Charles Darwin University are within neighbouring suburbs. Spend your weekends at the local swimming pool and tennis courts, or nearby is the Marlow Lagoon Dog Park and community parklands along with the Durack Golf Course and so much more. Council Rates: Approx. \$1,853 per annumArea Under Title: 799 sqmYear Built: 1997Zoning: LR (Low Density Residential)Pool Status: Compliant to Community Safety StandardStatus: Vacant PossessionRental Estimate: \$600 - \$640 per weekVendors Conveyancer: KeyLaw Conveyancing Building Report: Text 11ALL to 0488 810 057Pest Report: Text 11ALL to 0488 810 057Settlement period: 40 Days or variation on requestDeposit: 10% or variation on requestEasements as per title: Electricity supply Easement to Power and Water Corporation OPENN NEGOTIATION: is the new transparent method of sale allowing buyers to bid with approved terms and conditions, such as 'subject to finance'.For more information on how Openn Negotiation works see: www.openn.com.auTo make an offer/bid on this property or observe, please download the 'Openn Negotiation' app and search the property address.Please note the Final Bidding Stage is subject to change and the property could sell at anytime.